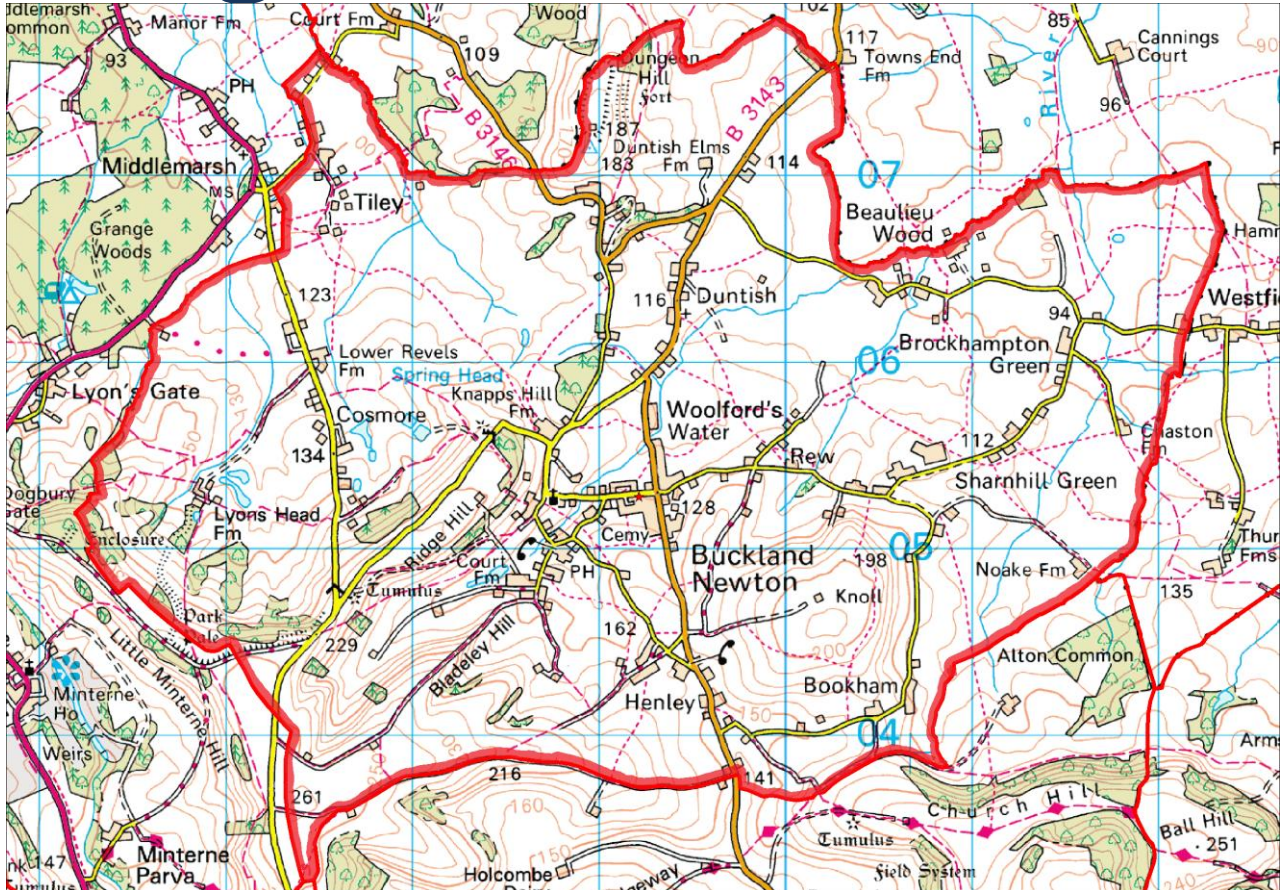


Buckland Newton Neighbourhood Plan



Public Consultation Autumn 2014

**Summary of comments and
representations received**

Buckland Newton Neighbourhood Plan

Public Consultation 2014 Summaries of the comments and representations received

	<i>Page</i>	
Site 1	Field south of Higher Still	3
Site 2	Field to east of Landscombe Vale	7
Site 3	Field behind Sutton Hastoe housing	10
Site 4	Land on Castle Lane	13
Site 5	Field adjacent to Lydden Meadow	16
Site 6	Field north-east of Lydden Meadow	19
Site 7	Field behind Brookfield	22
Site 8	Land to north-west of Elkins	25
Site 9	Knap Farm yards and farm buildings	28
Site 10	Adjacent Lydden Cottage, Locketts Lane	31
Site 11	Land between allotments and 'Rosslare'	34
Site 14	Land south of Bolt Cottage, Cosmore	37
Site 15	Site between 'Harecourt' and Duntish Farm	40
Site 16	Site opposite Duntish Farm	42
Site 17	Cowleaze, Sharnhill Green	44
Site 18	The Old Mill House, Duntish	46
Site 19	Farm buildings, Brockhampton Farm	49
Site 20	Spring Grove, adjacent Knapps Hill Cottages	51
Summary of questions	53	
Housing design comments	54	
Renewable energy comments	55	
Business and employment comments	57	
Green spaces comments	59	
Other facilities suggested	60	

Site 1 - Field south of Higher Still west of B3143

Consultee comments

West Dorset District Council Identified constraints	AONB Known surface water flooding within site (pond area opposite Majors) Public Right of Way around site (original route amended)
WDDC Technical Division	Any development will need to demonstrate no overall increase in flood risk downstream as a result of it. The development itself will need to take into account the surface water risk and any potential overtopping scenario of the pond.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): A</i>
Highways	Concern at pedestrian generation but possible. Access should be as far north as possible. The major highway concern on these proposals is to do with increased pedestrian movements – these are of a relatively small impact on the minor roads but of significant concern on the B3143 despite the recent scheme.
Conservation Team	No observations
AoNB Team	I think this site needs more careful consideration. The issue of the retention of the pond is central. If the pond needs retention, the capacity of this site would go down considerably. In any case, the landform to the west of the site rises notably and I would discourage development here. The creation of a 'terrace' alongside the road may be uncharacteristic - generally other houses are detached or semis. There are some conflicts between comments on the survey sheet, particularly concerning the development potential of the north of the site. I think there is some capacity, but less than has been suggested. Overall, if the pond issue can be resolved, I would recommend focus on a limited number of quality roadside dwellings, with a linear form.
Abbas Ecology	<i>Issues:</i> Pond, Hedgerow, Two large trees in hedgerow. A potential feeding area for bats, martins and swallows. Some potential for common reptiles. Potential for Dormice in hedgerow. <i>Further Work/Recommendations:</i> <input type="checkbox"/> If large trees in hedgerow are to be removed then two dusk and one dawn bat surveys will be required. <input type="checkbox"/> If hedgerows are to be removed these will require further survey, including a Dormouse survey. Any sections of hedgerow to be removed must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> Reptile survey will be required. <input type="checkbox"/> Bat activity survey will be required. (See full report)

Parishioners comments

Things liked about site

- Site expands existing housing area
- Good potential for mixed housing – sheltered/affordable housing
- Should be top priority!! A very good site for a nursing home, sheltered housing and low cost + traffic calming
- Appropriate – would not look out of place as there are properties next door and opposite
- Parking for shop
- Disused field and good to include parking for shop
- Good for the school and good for the shop
- Better to preserve as green space
- Shop parking is good for the village
- Good for practicality of service by public transport over life of house. And ability to walk to village facilities. Helps create a start to village. Helps create a street scene.
- Within village boundary
- Ugly shed base at top would go. Feels like a waste site at present!
- Close to shop and local school
- Near shop and school
- Could be attractively landscaped with pond, etc
- Shop parking, pond preservation Might slow traffic approaching village
- Good access for shop. Parking for shop
- Shop parking might increase use. Pond preservation
- Could slow down cars going through village
- Extends the village around the shop
- It extends the village around the shop
- He public footpath which must be kept
- The site is in the village and will add to the community and local business
- Good site within walking distance of school and all village amenities on bus route
- Seems a natural extension of what is there, glad it doesn't affect the pond
- Parking for shop. Buildings both sides of the road would slow traffic. Smaller houses good.
- Close to shop. Parking for shop good
- Houses can be located in line with the existing street layout
- Sits nicely on road
- At entrance to village and opposite existing properties
- Increase custom and parking for shop and terraced housing more affordable
- A good number of houses. Site not in anyone's way
- Good site especially if the pond area can be developed as a community resource Good for school
- It could make a more interesting entrance to BN also parking for the shop but need to consider views from homes opposite
- Car park for shop
- Parking for shop
- Already a residential area of village, plus near shop, VH and school. Provision of parking for the shop would be good
- Edge of village so continuation would fit in in appearance
- Close to shop, close to school and village centre. Terrace idea
- Balance up entry to village. Design could incorporate traffic calming measures
- Close to shop and road + parking for shop
- Entrance to village and possible parking for shop
- If developed, pond to be left as green space
- Near facilities. Parking for shop. Possible sheltered housing
- Could integrate the pond into scheme with seating. Like the shop parking. Could be a good site for semi-sheltered /sheltered housing with small care home
- Good access. Parking spaces for shop would be a bonus
- Proximity to local facilities. Parking spaces for the shop

Things unsuitable about site

- Bocks footpath. Bad strip of road. Overcrowded
- Potential overcrowding and safety issues
- Increase in traffic. Blind spot – access point Spoil the nice footpath
- Would need to sort out drainage and flooding road issues. More traffic
- Unsuitable location for 9 houses and risk of Duck Pond to children
- Unsuitable location – water and road hazards
- Elevated, over-intensive. Car park for shop useful
- Elevated and too many houses planned
- Elevated and too many homes. Too close to the duck pond
- Elevated and too intensive
- Elevated impact on neighbours
- Too many houses too close to road. Dangerous road
- Too many houses too close to road. Dangerous road
- Effect on traffic coming into BN – road too narrow
- Would increase traffic on already busy road where speeding is a problem
- Must maintain footpath access along edge of Higher Still
- Need to maintain footpath access adjacent to Higher Still
- High up – will there be a view of new houses from distant parts?
- Loss of open space/field
- Lose country field
- This type of development is not in keeping with style of housing this side of road
- Too near the main, busy road. Houses shouldn't open onto road. No pavement to amenities
- Busy road, dangerous access. Building should not be forward of adjoining houses
- Access potential hazard
- Dangerous access
- The pond encourages wildlife, with housing it will disappear
- It's a natural beauty spot; geese and ducks use + frogs. All will disappear
- Traffic hazard because of parked vehicles using the shop, incl. delivery vans/lorries. Risk of flooding. Will the water flow into the road and flood the crossroads?
- High elevation. Blind access from south. Good amphibian numbers in field. Public right of way. Deer.
- High/sloping. Highways visibility on what remain a "fast" village road
- Worried about speed of traffic along main road here. Re-site the footpath?
- Very dangerous access
- Too many and dangerous bit of road
- Dangerous road and access
- Rising ground so would prefer bungalows. Adjacent home is a bungalow
- On rising ground
- Close to road and traffic. May be detrimental to rare types of flora and fauna in the area
- Any house close to the road will suffer from traffic noise and will increase traffic noise to opposite houses (sound reflection)
- Land higher than road and slopes up
- Only if opposite property owners are considered in plans for full development
- Access onto road but with careful thought could be overcome
- Highways declined when affordable homes wanted. Traffic access. On high ground dominates
- Quite steep, and high houses could become over dominant at back. Will affect sightline height
- Access onto busy narrow road. Too many properties
- Impact on houses opposite – design might need to match across road
- Please note the footpath needs to be protected

Suitable site	No. of ✓ 62	No. of ✗ 35
----------------------	--------------------	--------------------

No. of houses suggested if different from suggested (9) if ✓

Not just houses. 4, 6, 6, 6, 3, 2 or 3 substantial houses, 4 or 5, max 3, 6/7, too many perhaps 1 or 2 bungalows, maybe 3, terrace and semi-detached only, 5, 5 single line only, 4, suggest only those fronting road, 6/7 and bungalows to mirror style/height of adjacent properties, 2 or 3 with gardens, 6 max, staged, 4, far too many – 4, 6, in stages, 5 terrace + 4 semi, 5/6, 6 – 8, 6, 9 may be a little too high

Other comments

Too many houses

Ideal site for small affordable homes for either older people wishing to downsize or 1st time buyers

Bungalows only in view of steep hill

Possible old peoples' home?

Depends on size/mix

Forms 1 - 108

Site 2 – Field to east of Landscombe Vale, Buckland Newton

Consultee comments

West Dorset District Council Identified constraints	AONB
WDDC Technical Division	Property immediately west of this site has suffered from surface water flooding as a result of runoff from the high ground to the east. Same problem likely to be an issue for this site.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): A</i>
Highways	Concern at pedestrian generation but possible. Access should be as far north as possible. The major highway concern on these proposals is to do with increased pedestrian movements – these are of a relatively small impact on the minor roads but of significant concern on the B3143 despite the recent scheme.
Conservation Team	No observations
AoNB Team	No immediate concerns, if development is high quality
Abbas Ecology	<i>Issues:</i> Hedgerow. Potential for Dormice in hedgerow. Some potential for Foraging bats and Reptiles. <i>Further Work/Recommendations:</i> <input type="checkbox"/> If the large trees in hedgerow are to be removed then two dusk and one dawn bat surveys <input type="checkbox"/> If hedgerows are to be removed these will require further survey. Any sections of hedgerow to be removed must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> Reptile survey required. <input type="checkbox"/> Bat activity survey required. <input type="checkbox"/> Dormouse survey in hedgerow (See full report)

Parishioner comments

Things liked about site

- Sites expand existing housing areas
- Good infill site
- Ideal
- Good for the school and good for the shop
- Within core of village
- Maybe but should be of low density or 'estate' will develop
- Natural extension of pleasant development. Good to 'fatten' village as opposed to straggle more
- Provides depth to village, not axial
- Will help build sense of community by compacting village not lengthening
- Make it feel less of a 'drive through' village
- Extends the village around the shop
- It extends the village around the shop
- Good existing access
- Logical extension to previous development
- Centre of village – walking distance of school and all village amenities on bus route
- Easy access
- Natural continuation of houses

- Close to shop and school. Ready access
- Uses existing access from B3143
- Consolidates an area already developed
- In centre of the village
- Good big site
- Fields surrounding this plot – easy and natural access
- Close to shop and school
- Nothing other than currently neglected
- Will not affect street scene. Keep village compact
- Leads from existing road – infill
- Infill – ideal – best choice
- Good sized plots. Near facilities
- Generous plots for 4 houses. Sensible use of existing entrance and access
- Would not obviously affect village from main road
- Sensible number of homes (1/4 acre each). Road can be continued up and a new street created

Things unsuitable about site

- Access?
- Disastrous effect on houses overlooked
- New properties would overlook current houses in Landscombe Vale on a high level. Poor access
- Awful site for current residents; too high an elevation; too concentrated an area for village housing
- Not good for wildlife. Increase in traffic. Too enclosed. Residents in close might not like extra noise.
- Overlooks existing dwellings and drainage issues. Impact on wildlife
- Unsuitable location overlooking neighbours
- Neighbours will be seriously overlooked
- Would completely overlook and overshadow neighbours. Fails the WDDC SLAA criteria which require the exclusion of sites on inappropriate terrain and adversely affecting neighbouring properties. Should not have been identified as a potential site
- Elevated, overlooking neighbours houses and gardens
- Elevated, would overlook neighbours' houses and gardens including my parents
- Overlooks neighbours and would be a major invasion of our privacy
- Would completely overlook my house and garden and neighbours. Would consider moving out of village if this went ahead
- Elevated site. Existing homes would be overlooked
- Raised site mean new homes will overlook current. Builders traffic affecting current homes
- Elevation and proximity to existing housing
- Impact on existing houses. Gradient of site and possible problems with drainage and flooding
- Access needs to be carefully considered
- Properties would overlook existing houses and site is on sloping land
- Extends boundary beyond natural limit
- It is creating a new dynamic to the village/road
- Contours of land. Overlooking of houses. Going out of ribbon development along road
- Lose country field
- Access
- Access and elevated site; any houses will overlook existing houses/gardens
- Possibly only two bungalows to lessen impact on existing properties in Landscombe Vale
- Possibly only two bungalows to lessen impact on existing properties in Landscombe Vale
- Will overlook existing houses
- Access and overcrowding in this area
- Only one of these sites (2 & 3) should be permitted, otherwise density of housing will be too great
- Making it an estate Disrupting for present owners Traffic and parking problems
- Disturbing present established communities
- Ground rises up
- Totally undermines existing residential development
- Detrimental to existing attractive new houses, overlooked, etc.
- Makes the whole of this area too crowded with poor access
- Water run-off?
- Large homes for large site. Should be smaller affordable accommodation.
- Site too small, would impact on existing homes

- Crowding of existing properties
- Behind existing properties and I think an over development in this area
- Neighbours lots of properties
- Could be eyesore for other properties
- Access issues, Impact on existing properties
- Lots of rural views directly behind houses
- This site would remove one of the open views from the road
- Too many houses
- As this is a sloping site would seriously look into houses in Landscombe Vale
- Too many houses already in and around this site
- Loss of existing residential/environmental amenity. Land stability/flooding issues
- Would need careful siting so as not to be detrimental to existing homes
- Access through private drive?
- Restricted access, causes urbanisation, high ground dominates
- Potential for overlooking existing houses ? steep site at rear
- Increased traffic through Landscombe Vale. Access onto busy part of road. Existing properties overlooked
- Access complicated – would affect (nearby ?) homes

Suitable site

No. of ✓ **57**

No. of ✗ **38**

No. of houses suggested if different from suggested (4) if ✓

2, 2 max, 2, 2, 2, 2, 2, keep to style of Landscombe Vale, density looks good but should be led by existing style, 2/3, review whole site suggestion (of numbers), 2 with gardens, 2 max, 2, 6, 2,

Other comments

2 bungalows either end where only garages overlooked

½ affordable

Homes should be 2 either side on straight street beyond gate – not 'cul de sac' oval

Would prefer them in a road rather than dotted over a field

Forms 1 - 108

Site 3 – Field behind Sutton Hastoe housing on B3143 Buckland Newton

Consultee comments

West Dorset District Council Identified constraints	AONB
WDDC Technical Division	Nearby property site has suffered from surface water flooding as a result of runoff from the high ground to the east. Same problem likely to be an issue for this site with same causes.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable):</i>
Highways	Slight concern at pedestrian generation but no objection.
Conservation Team	No observations
AoNB Team	No immediate concerns, if development is high quality
Abbas Ecology	<p><i>Issues:</i> Large Oak at site boundary</p> <p><i>Further Work/Recommendations:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> If large tree in hedgerow are to be removed then two dusk and one dawn bat surveys will be required. Otherwise, landscaping of the site should take into consideration the presence of the tree. <input type="checkbox"/> Any sections of hedgerow to be removed must be done between August – February to avoid the bird breeding season.

Parishioner comments

Things liked about site

- Site expands existing housing area
- Good access via castle Lane
- Good access to field
- Good location with access
- Appears suitable for development
- Central
- Good for practicality of transport by public transport over life of house and ability to walk to village facilities. Adds to core
- Within core of village
- I like the sheep! but agree (the site) feels a bit left over
- Close to shop and local school
- Near shop and school
- Infill
- Should be considered a priority as well; create affordable houses
- Should be considered a priority as well; create affordable houses
- Keeps development central to village tucked away effectively
- Development central to village
- Help build sense of community by compacting village not lengthening
- Make it feel less of a 'drive through' village
- Tie in with the layout of village
- Tucked away. Close to village centre
- The sheep which graze this field
- Close to village
- None apart from centre of village position
- Site large enough and "fills in" with existing homes
- Good infill in centre of village
- Good access close to school and shop
- Uses existing access from B3143

- Centre of village and tucked away
- Centre of village
- Close to shop and school
- Nothing although nice to see sheep twice a year
- Will not affect street scene
- Joins existing houses
- Infill, second best choice
- Its an obvious infill site
- Tucked away site – little impact on streetscape
- Good location
- Would be nice if access points from Sutton Hastoe and Castle Lane could be linked up. Not an isolated cul-de-sac

Things unsuitable about site

- Would make for a high density housing area. Access?
- Not suitable for ultra high density!
- Cramped infill site. Poor access. Traffic and parking issues
- Would be too tight. Poor access. Enough houses already
- Bad access. Crowded
- Increase of traffic on junction
- Unsuitable. Overcrowding of houses
- Overcrowding
- Over intensive and impacts on neighbours, esp. In Sutton Hastoe housing
- Too small. Too close to Sutton Hastoe houses
- Too small for 6 houses and too close to the Sutton Hastoe houses
- Too intensive and too close to neighbours
- Impact on neighbours
- Too small and cramped
- Too small site/cramped
- Would make area very congested
- I am in favour of development facing existing roads
- Suggested density is excessive
- No views for houses out of site and wonder how access works
- There would be too much traffic on Castle Lane
- Make too cramped
- Access
- Too many houses on a fairly small site. Access
- No access through Landscombe Vale
- No access through Landscombe Vale
- Too crammed in behind existing houses
- Access road? Gardens needed for children
- Only one of these sites (2 and 3) should be permitted otherwise density of housing will be too great
- Not as well as 4; either or
- Making it an estate! Disrupting for present owners. Traffic and parking problems
- Disturbing present established communities
- Impact on traffic at the crossroads?
- Access will take most of the plot
- Terrible access, would need another entrance
- Very overcrowded site, detrimental to existing new housing
- Makes the whole of this area too crowded with poor access
- Overcrowding
- Access on bad bend in road
- Use of other available access is not desirable (Castle Lane)
- Behind existing properties and I think overdevelopment in this area
- Could cause traffic issues on Castle Lane
- Access issues. Looks as if it could be cramped
- Care needed to avoid “blocking in” existing homes
- Too many houses
- Too many houses already in and around this site

- This would create an 'estate like' development – I feel this is not appropriate in the village setting
- Loss of existing residential/environmental amenity. Land stability/flooding issues
- This is pure infill of a parcel of land. Would look like an estate and this is a beautiful village, Access a problem
- Restricted access, awkward shape, causes urbanisation
- Increased traffic onto near and main crossroads
- Too many properties on small site. Access through LV not appropriate
- Cramped – some would need to be terraced
- Would prefer to see dual access from LV and Castle Lane. Avoid cul de sacs
- Access through LV would be worse
- Less than 0.1 acre for each home, but perhaps a demand for small homes with no garden

Suitable site

No. of ✓ **60**

No. of ✗ **31**

No. of houses suggested if different from suggested (6) if ✓

2-3, 1 or 2 only, 4, 3, 4 plus adequate parking, 3, density reduced to avoid overloading, 3, 4, 4, 3 to 4 max., max. 3 site too small, 3 or 4, 3, 3, 4, improve on Sutton Hastoe housing, too many given potential access issues perhaps 4 cottages, too many, not shown what type, 4, 4, 4, 3-4, 4, 4 enough, 2 or 3 with gardens, 4 max (semis), 4, 4, 3-4 houses, max., 4-5, depends on size/mix, 3-4, 4-5,

Other comments

Castle Lane access

½ affordable

Road should go through; no cul-de-sac /dead end- much nicer

Forms 1 - 108

Site 4 – Land between Carriers Cottage and Little Gunville, Buckland Newton	
Consultee comments	
West Dorset District Council Identified constraints	AONB
WDDC Technical Division	No known issues recorded by the council although runoff from the field above will need to be considered.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): A</i>
Highways	No objection.
Conservation Team	No observations
AoNB Team	No immediate concerns, if development is high quality
Abbas Ecology	<p><i>Issues:</i> Hedgerow with possibility of Dormice</p> <p><i>Further Work/Recommendations:</i></p> <p><input type="checkbox"/> If hedgerows are to be removed these will require further survey. Any sections of hedgerow to be removed must be done between August – February to avoid the bird breeding season.</p> <p><input type="checkbox"/> Dormouse survey in hedgerow is required.</p>
Parishioner comments	
Things liked about site	
<ul style="list-style-type: none"> • Site expand existing housing areas • Has infill potential • Suitable • Hedge lined lane is part of village feel – continuous with landscape to Knoll • Near school and shop • Road access • Good infill. Two houses per access onto road • Good infill. Two houses per access onto road • Help to 'square' village as opposed to straggle • Central to village • Good access. Not seen driving through village • Hidden away not obscuring landscape • The hedgerows and narrow lane • Edge of village site • Better than 2 and 3 • Good infill area • Good site fronting Castle Lane • Centre of village and tucked away • Carefully designed this could fit in aesthetically • Close to shop and school • No properties overlooked • Near facilities • Good access • OK but better options 	
Things unsuitable about site	
<ul style="list-style-type: none"> • Not too high density • Not suitable for over ultra high density! • Cramped infill site. Poor access Traffic and parking issues • Would be too tight. Poor access. Enough houses already 	

- Dangerous access, too concentrated housing for a village
- Bad access
- Poor access onto narrow road
- Unsuitable due to overcrowding of houses
- Overlooked
- Elevated. Overlooks local houses and gardens
- Elevated. Overlooking neighbours houses and gardens
- Elevated and overlooks local houses and gardens
- Overlooks neighbours
- Elevated
- Small and cramped
- Too small site/cramped
- Fronting narrow lane – vehicular access?
- Extends boundary beyond natural limit. Bad road
- Site is high up with steep bank to road, loss of hedge, narrow lane, springs ---
- Access issues, lie of land, lot of earth moved
- May affect other residents adversely
- There would be too much traffic on Castle Lane
- Make too cramped
- Small site
- Lane too narrow for extra traffic
- Build back from this busy road. Access?
- Access problematic, narrow road with relatively poor sightlines
- Not as well as 3
- Narrow lane and heavy farm traffic is a potential problem
- Not suitable for 4 houses
- Impact on traffic at the crossroads
- Ridiculously high ground
- The ground level is over 2m above the road
- Access problems, dangerous narrow lane, hedges would need to be removed
- Elevated site with access problems. Mature hedge would need removing
- This is a very narrow road
- High bank may be a problem
- Overcrowding
- During winter water leak in road makes access road icy and unsafe
- No, land too steep, access to narrow road too difficult
- Cramped development along lane
- Castle lane is already narrow and more traffic will make it worse
- Castle lane is very narrow, the crossroads will have increased traffic. Impact to adjacent properties too close to Site 3
- Neighbouring properties
- Traffic problems on Castle Lane
- On narrow lane in open field
- Castle Lane narrow, quite a lot of traffic
- Narrow lane problems
- Road is too narrow and the existing pattern of houses would be broken – the rurality of this area from Carriers Cottage should be preserved
- Loss of existing residential/environmental amenity. Land stability/flooding issues
- Do not crowd in houses
- Castle Lane too narrow for another access point
- Narrow road – current traffic often causes road blockages
- Lane is very narrow
- Steep and cramped. Too close to narrow road. Height of roofline
- Develop site 1-3 first – off narrow lane
- Quite prominent on rising ground
- Too many properties, insufficient space between new properties and Little Gunville
- Narrow road – no street parking. Land rises behind. Local springs. Small site
- Small site, springs, narrow lane, no parking on lane, steep bank behind
- Narrow lane so no parking on road. Steep bank at back of site

Suitable site	No. of ✓ 53	No. of ✗ 41
No. of houses suggested if different from suggested (4) if ✓ 2 – 3 max., 2 or 3 only, 2 or 3 only, 2, 2 max, 2, 2 pairs semi-detached, 2, 2 to 3, 1 pair semi-detached, 1 – 2, 3, 3, 2, 2 more than enough, 3, 2, 2, 2 pairs semis opposite Slaters, 1 single storey, 3, too many – 3,		

Forms 1 - 108

Site 5 – Field adjacent to and north of Lydden Meadow, Buckland Newton

Consultee comments

West Dorset District Council Identified constraints	AONB
WDDC Technical Division	No known issues recorded by the council.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): B</i>
Highways	Concern at pedestrian generation but possible - access should be as far south as possible and consider pedestrian link through Lydden Meadow to playing field.
Conservation Team	No observations
AoNB Team	I would question if this site should be developed in a similar style/form to Lydden Meadow, which is of nucleated form, replicating a farmstead (with limited success, in my view). The prevailing form of housing is linear and roadside. Whilst there are farmsteads scattered in around Buckland Newton, I don't think that it would be advisable to replicate this form through too many estate style development - in fact one may be enough. Certainly I would have concerns about 2 neighbouring development of this form and character. Again, I would recommend focus on a limited number of quality roadside dwellings, with a linear form.
Abbas Ecology	<p><i>Issues: Native Hedgerow</i></p> <p><i>Further Work/Recommendations:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> If hedgerows are to be removed these will require further survey. Any sections of hedgerow to be removed must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> Landscaping of the site should take into consideration the buffer strip along the hedgerow.

Parishioner comments

Things liked about site

- Sites expand existing housing areas
- Good potential site. Easy access and space
- Ideal
- Good access. No disruption.
- Good site for affordable housing
- Good access and location
- Little objection. Little impact
- Good site Little or no impact on neighbours
- Good size – little impact on neighbours
- Good size, little or no impact on neighbours
- Little impact on neighbours
- Would not overlook neighbouring properties
- OK
- OK
- Appears suitable for development
- No but OK if good layout
- Logical progression from Lydden Meadow

- Good for practicality of service by public transport over life of house. Good for ability to walk to village facilities
- Appropriate but just developed next door
- Close to other small development
- Near shop and school
- Ideal location
- Ideal location
- Ideal site to compliment Lydden Meadows, should also be prioritised for development. Would have good pedestrian access to village by joining existing footpath from L.M. to school and middle of village
- Ideal site to compliment Lydden Meadows, should also be prioritised for development. Would have good pedestrian access to village by joining existing footpath from L.M. to school and middle of village
- On perimeter of village. Needs to fit in with Lydden Meadow style
- Follow the success of Lydden Meadow
- Already recently developed, could be extended
- Open countryside within AONB
- Adds to already existing development
- Edge of village near another development
- It is open with a good roadside access
- Sensible size and shape
- Good site
- Would complement Lydden Meadow
- OK but possibly in 10 years time
- Would fit in well with the existing starter homes. Lower density though
- Good access for vehicles
- Fits in with Lydden Meadow development
- Ideal site and carry on Lydden Meadow
- Good addition to existing Lydden Meadow site
- Ideal next to current development. Affordable homes good
- Good one!
- Good size plot
- A mirror for Lydden Meadow and make that site more part of the village
- Clear access
- Again a continuation on the main road and would fit in well
- Possible as if done well continues Lydden Meadow concept
- Wrong to have large development of affordable houses right next to Lydden Meadow
- More low cost housing
- Ideal site for next phase of low cost houses
- Quieter part of road. Landscaped gap
- Its OK
- Affordable housing/mixed development should be a priority, if there is sufficient demand
- Affordability
- Sensible continuation from Lydden Meadow Affordable housing

Things unsuitable about site

- Any flooding issues?
- Would spoil a lovely view. Heavy access thro' Lydden Meadow?
- 2 big developments together, not good first impression of village
- Would hate to see two developments
- Seems reasonable site
- Seems OK
- Encroaching on fields, too many houses – a mini estate
- If affordable housing then creating a ghetto of affordable housing
- Takes village boundary too far out so no gap before Duntish
- Appropriate but just developed next door – not for 15 years
- A little away from centre so less convenient
- May affect other residents adversely + traffic impact risk to children
- Lose country field
- Will make area look like large housing estate
- Either (5 and 6) but not both as too much development in 1 area
- Either site 5 or 6 not both

- Village continues to snake longitudinally
- Too far from village centre. Village 'sprawl'
- Lengthens village, drags it out, disjoints further
- Make the village even more narrow! Not adding to sense of community
- Village becoming spread out. Risk of lack of community
- Attractive development in situ, but this is acceptable – but not to overcrowd
- Proposed access concerns. Mix of housing, Drainage issues
- Too close to fast road junction and strings out the village
- Houses and acces should not be too close to road junction
- "Green belt". Public right of way impact. New access required
- Its a pity that Lydden Meadow didn't forsee this for access
- Is it wet?
- Mixed development better
- Safe access. Creation of an "estate"
- Very low lying, risk of flooding?
- Don't think another similar development should be next to Lydden Meadow
- In open country and green space
- So many new houses in one place visually poor and would not echo natural development of village. Problem of providing walkway to shop, school, etc.- no no unwelcome 'virtual pavement'
- Would need consideration of water run-off, water pours off at times
- Of sites 5 and 6 would prefer 6, but like the idea of another Lydden Meadow type development
- This would create an 'estate' like development. I feel this is not appropriate in the village setting
- Too far from village centre
- Concerns over surface water drainage
- Liable to winter flood
- Too many houses for plot
- Traffic access. Ron-off into Lydden Vale
- Ribbon development extending village too far out of village centre
- Not all affordable properties in one part of the village
- Flooding risk
- Possible flooding issue. Quite far from bus/school/shop. Extends village to meet T-junction
- Could be too similar to Lydden Meadow
- How is affordable housing ensured?

Suitable site	No. of ✓ 76	No. of ✗ 20
----------------------	--------------------	--------------------

No. of houses suggested if different from suggested (10/12) if ✓
Mixed housing stock, 10 affordable 2-3 beds, 10, 10, 6-8, too many, mixed sizes, 5, maybe slightly less houses, 8, 8-10 max, 8, 6-8, 8, with reservations 7/8, max 8 adjacent only, 8, 8, 8, a pity we create another "Brookside" close, too many -8?, mixed development better (as above), 6, 6, half affordable and half downsizing, 8, 10, 7-8 max, 6, 6, suggest fewer, 10, 8-10,

Other comments
...but a mix of retirement, owner and affordable
Why chose to build in flood area?

Site 6 – Field north-east of Lydden Meadow on opposite side of B3143, Buckland Newton

Consultee comments	
West Dorset District Council Identified constraints	AONB Known flood zone including high risk and extending into area of surface water flooding along eastern strip
WDDC Technical Division	EA flood maps are not accurate in this location, caution required when designing layout and evidence to show no risk to development will be required.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): B</i>
Highways	Concern at pedestrian generation but possible - access should be as far south as possible.
Conservation Team	No observations
AoNB Team	?
Abbas Ecology	<p><i>Issues:</i> Native Hedgerow; Stream; Dormice; Reptiles; Otters; Foraging Bats and good flora content.</p> <p><i>Further Work/Recommendations:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> If hedgerows are to be removed these will require further survey. Any sections of hedgerow to be removed must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> Reptile Survey <input type="checkbox"/> Bat foraging survey <input type="checkbox"/> Dormouse survey <input type="checkbox"/> If any large trees are to be removed these will require two dusk surveys and one dawn survey for bats. <input type="checkbox"/> Landscaping on site must take into consideration the stream but an Otter survey is not necessary as the area would only be a small part of its territory.
Parishioner comments	
Things liked about site	
<ul style="list-style-type: none"> • Site expands existing housing areas • Good site .Good access • Ideal • Good access. No disruption • A good site. Would not affect current dwellers • Good for retirement bungalows • Good access • Good access • Little impact • Good site. Little or no impact on neighbours • Good size - little or no impact on neighbours • Good size, little or no impact on neighbours • Little impact on neighbours • Would not overlook neighbouring properties • OK • OK • Logical site • Close to other small development 	

- Ideal location
- Ideal location
- Compliments Lydden Meadow. Share footpath from LM
- Follows on from existing houses
- Attractive development in situ so this is acceptable- but not to overcrowd
- Follow the success of Lydden Meadow
- Open countryside with river frontage. Great habitat for wildlife
- Adds to existing development
- Edge of village near other development
- I think this is a good area too
- Obvious extension of existing housing' ribbon' on B3143
- Good infill area
- Would complement Lydden Meadow. Would help slow traffic down as more built up
- OK but possibly in 10 years time
- Good access
- Good site to carry on this area of the village
- Good position
- Would tie in well with 5
- Again a continuation on the main road and would fit in well
- Possible as continues linear development
- Infill, mixture of low cost and other if possible
- Entrance to village suitable for low cost housing
- Quieter part of road
- Nothing controversial either way
- Good access. Does not infringe on many other homes
- Again a sensible site

Things unsuitable about site

- Seems reasonable
- Seems OK
- Extending village in a northern ribbon
- Takes village boundary too far out so no gap before Duntish
- Will extend village boundary. Flooding
- Flooding issues. Entry to village. All single houses along road
- A little away from the centre so less convenient
- May affect other residents adversely + traffic impact risk to children
- Too many houses would spoil country nature
- Needs to fit in with existing housing design or it will look strange
- Either (5 or 6) but not both as too much development in 1 area
- Either site 5 or 6 not both
- Beautiful large trees. V. rural feel more longitudinal straggle
- Too far from village centre. Village 'sprawl'
- Lengthens village, drags it out, disjoints further. Very beautiful area
- Village becoming spread out Risk of lack of community. Also it's a beautiful field and adds to the country image of the village
- Mix of housing. Drainage issue
- Too close to fast road junction and strings out the village
- Road junction makes access bad
- Wildlife impact. New access. Too close to Duntish
- Flood plain
- Out of character with existing homes on this street
- Green space in open country
- So many new houses in one place visually poor and would not echo natural development of village. Problem of providing walkway to shop, school, etc.- no unwelcome 'virtual pavement'
- Of sites 5 and 6 would prefer 6, but like the idea of another Lydden Meadow type development
- Of sites 5 and 6 would prefer 6, but like the idea of another Lydden Meadow type development
- Loss of existing residential/environmental amenity
- Too far from village centre
- Concerns over surface water drainage

- Very steep
- Traffic access
- Ribbon development extends too far out of village centre
- Walking to village facilities
- Flooding risk
- Possible flooding issue. Quite far from bus/school/shop. Extends village to meet T-junction
- River could lead to issues

Suitable site

No. of ✓ **73**

No. of ✗ **20**

No. of houses suggested if different from suggested (6) if ✓

3-4? Density?, 4, 6 affordables or bungalows, 4, possible, 1, 3, 3-4 max, too dense compared with adjacent properties - max 3, 3, with reservations 3-4, 4, 2, 5, small terrace or semi, 4, 4, possibly bungalows to mirror adj. properties, 2 (see below), 2, 4,

Other comments

2 homes to keep spacing the same as existing on that side of road
If styled on the Lydden Meadow template

Forms 1 - 108

Site 7 – Field behind Brookfield, west of Parish Field, Buckland Newton

Consultee comments

West Dorset District Council Identified constraints	AONB Public Right of Way crossing site
WDDC Technical Division	No known flood risk to the site, however, any development will have to show no increased runoff, due to restrictive highway culvert downstream of site.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): A</i>
Highways	No objection - may need third party land for access visibility splay.
Conservation Team	No observations
AoNB Team	I had mixed feelings about this site. There is a need for the dilapidated building to be renewed and/or replaced, but I wondered if courtyard style housing might be uncharacteristic. However, the site is relatively level and set-down, It is also a good central location. Overall I think I would need to see a master plan.
Abbas Ecology	<i>Issues: Native Hedgerow</i> <i>Further Work/Recommendations:</i> <input type="checkbox"/> No further surveys are required. <input type="checkbox"/> Any sections of hedgerow or bramble to be removed must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> Landscaping of the site should take into consideration retaining the hedgerow and making it thicker. <input type="checkbox"/> If the development impacts on the derelict buildings just outside of the survey boundary these will need to be surveyed for bats.

Parishioner comments

Things liked about site

- Good site, like the “village look”
- Suitable with care
- Good to have some houses not on B3143
- Limited overlook over existing dwelling
- Convenient for school and might provide extra parking for school
- Central position
- Good for practicality of service by public transport over life of house. And ability to walk to village facilities. Adds to core centre of village and creates village green
- Something of a tucked away hidden site
- As long as playing field is unaffected
- Close to school and shop
- Near shop and school
- Ideal location
- Ideal as central to village and have a mix of houses for all ages. Best if site coordinated with existing proposed development by same landowner. Forms nucleus at heart of village
- Ideal as central to village and have a mix of houses for all ages. Best if site coordinated with existing proposed development by same landowner.
- Probably the most suitable site for affordable housing
- Village green feel. Would detract from ugly existing buildings. Natural squaring off of village
- Village green feel. Near school
- Would be a great place to live in centre of village. Unseen from road

- Would enhance the feeling that the park is the centre of the village – would be a very desirable place to live!
- The public footpath and open land. Views
- Centre of village – will add a ‘core’ to the village
- Village centre development excellent
- I like the look of village green idea
- Improve look of playing field
- “Village green” would be excellent – give the village a centre but this village should be maintained with amenities from contributions from all private landowners benefitting from this scheme
- Near to school and shop. Good “fill in” to make village more “rounded”
- Close to school. Opportunity to produce Village Green look is good
- Good access close to school
- Close to school
- Suitable location and will tidy up this area
- Only if combined with redevelopment of Brookfield and the stables
- Good position
- Like the ‘village green’ idea. Handy for school
- The ‘main road’ is already a residential area of the village, plus near the shop, VH and school
- Close to pub, shop and school
- Nice infill develops village green opportunity to resolve school parking
- Ideal site, need to allow parking for parish field in plan
- ‘Village green’ quality (if well designed)
- Frontage onto village parish field
- Perfect location for school and access
- “Village green” feel. Desirable location and walking distance to everything

Things unsuitable about site

- Would spoil ‘open space’ feel of Parish Field
- Traffic and school children
- Why not Brookfield? Has someone got plans for that?
- This could start a problem with traffic from school
- Parking issues, plus safety. Why not develop Brookfield?
- Access not great opposite school
- Access during school drop-off and collection
- May impact on school traffic
- Could be a hazard
- Too intensive. Traffic implications opposite school
- Increase of traffic around school – unsafe for children
- Increases traffic by the school
- Would increase traffic by the school
- Possible traffic problem with the school
- Increased traffic outside bus/school. Loss of footpath/field used by community
- Increase traffic outside school. Blocks public footpath
- Road access opposite school needs attention
- Impact on school. Road needs consideration
- Existing footpath needs to be maintained Also access issues at school entrance
- Field is an existing footpath linking the playing field to Cranes Meadow. Houses would be grouped together causing space issues for parking and gardens
- Too near school – reducing privacy to houses on B3143
- Too near school – danger to children. Spoil country nature
- Access needs to be carefully considered in view of school
- Will interfere with cricket pitch. Too cramped in
- Access opposite school dangerous
- Dangerous access opposite school, often obscured by parents’ cars
- Would be detrimental to the AONB to lose this green space
- Major impact on green space i.e. playing field
- Too wet. Green field. Public right of way. Spoil park
- Access to highway. Back garden development. Great wildlife
- Road opposite school is a big drawback

- Houses overlooking cricket pitch
- As no other housing except on road could be a blot on the landscape. Facing “village green” ridiculous! We get cricket balls in our garden front and back- think of the broken windows?
- Poor access
- Traffic congestion on access
- Housing density should be similar to Cranes Meadow
- Access shown is unsuitable
- Need to consider access to all weather pitch
- Green space in Lydden Valley and countryside
- Far too many houses suggested. The idea of a terrace overlooking the Parish Field to give it a “village green” look is silly.
- School/access, wide access, need for safety
- Access would have to such not cause a risk to children going to or from school
- This would create an ‘estate’ like development. I feel this is not appropriate in the village setting
- Problems with access being so close to school
- Concerns over surface water drainage
- If selected essential to resolve parking - use part of Parish Field
- Dangerous entrance right opposite school. Traffic congestion already in this area
- Less houses
- Increased traffic opposite school
- Cramped for this number of homes. ?sheltered housing option
- Limited access to large number of potential houses boxing in Brookfield site. Potential no of cars for site
- Could spoil view from playing field. High density
- Very small site. With 11 homes that could be 20 cars to park too!
- Will affect amenity of parish field. Visually intrusive, will pose a hazard to school with access opposite

Suitable site

No. of ✓ **70**

No. of ✗ **30**

No. of houses suggested if different from suggested (10/11) if ✓

To include affordable, 8, Too many – cannot be judged apart from Brookfield, which has to be developed; 6, 5, 8, 6-8 max, max 6, seems like a lot, 3, 9, 8, too many, 8 only when positive need identified, 7/8, 8, 8, 6, too many homes, 8, 8, 7, 8, 8, more to whole site (*incl. Brookfield?*) to include some retirement homes, too many, 6-8 would be sufficient, 4 max, 6-8, 6, suggest fewer, too many 5-6, 6, 2/3 of which 1 affordable, 6, 6-8, 7-8, 8-9, 6-8, 7-8

Other comments

Ideal site for small affordable homes for either older people wishing to downsize or 1st time buyers.
 ...any development takes account of the recreational nature of the parish field, and specifically the impact of hard ball games (eg cricket) on neighbouring properties.
 Depends on plans for Brookfield and derelict buildings
 10/11 houses is excessive overdevelopment

Forms 1 - 108

Site 8 – Land to north-west of Elkins (part garden), Buckland Newton

Consultee comments

West Dorset District Council Identified constraints	AONB Conservation Area Adjoining Grade 2 Listed Building (Elkins) Known surface water flooding along land to south
WDDC Technical Division	No known issues recorded by the council.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): C</i> (It was felt that if developed this would lend itself to private residential development)
Highways	No objection.
Conservation Team	<p>Site ref 8: garden of Little Elkins and part of adjoining field – the principle of development is unacceptable because it would lead to significant harm to the character and appearance of the conservation area. With reference to the conservation area appraisal issues identified are:</p> <ul style="list-style-type: none"> - The impact on the setting of the key listed buildings of Little Elkins (Grade II), Elkins (Grade II), Manor Cottage (Grade II), Manor House (Grade II), Church of the Holy Rood (Grade 1) and Buckland Newton Place (Grade II). - The impact on particularly important characteristics, as listed under <i>Definition of the Special Interest of the Conservation Area</i> (page 16) that is “the particular rural quality of the area (publically accessible from ROW S10/40 and visible from adjoining public highways) created by the undeveloped meadows south of the parish church and along the course of the River Lydden”, “landscape quality of the setting, the backdrop of the ridge and woodland” (the proposed site, if developed, would harm public views of the setting) and “groups of mature trees and individual key specimens... (effect on trees also subject to tree officer’s comments)” and “important hedgerows throughout the area, defining road lines and providing a sense of enclosure (hedgerow loss). - The impact on the key views and vistas from the parish churchyard across the Lydden valley, on the key view of Little Elkins/Elkins from the junction by Manor Cottage and on the views from the public highways. - The impact on the plan form which is described “as dispersed, related to a roughly quadrangular pattern of lanes with a ‘hollow’, undeveloped centre of pastureland”. - It is also apparent from old maps that the relationship between Little Elkins’ garden plot and the adjoining meadowland and the size and shape of the garden plot have remained constant for some considerable time, benefiting the conservation area. This constancy would

	be lost through the proposed development.
	-
AoNB Team	No immediate concerns, if development is high quality
Abbas Ecology	<p><i>Issues:</i> Native Hedgerow, Orchard trees</p> <p><i>Further Work/Recommendations:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> No further surveys are required. <input type="checkbox"/> Any sections of hedgerow or trees to be removed must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> Landscaping should also consider using the fruit trees within gardens.

Parishioner comments

Things liked about site

- Good idea to free up existing house
- OK
- OK
- Material needs to be compatible. Adds to core development of village
- Open land with view to church and manor and on part of conservation area
- Close to other housing
- Near shop and school
- Ideal for proposed home
- Ideal for one home as proposed
- Not impacting on anyone
- Does not impact anyone
- No impact on others
- Wouldn't effect others
- Individuals downsizing – more a private matter than a Neighbourhood Plan
- Conservation zone. The high unspoilt hedgerows hiding houses as you enter the village
- Open views front and rear
- Good idea
- OK
- Good site for downsizing
- Suitable location
- Only overlooked by residents selling the land
- 1 house if needed- infill
- Infill
- OK for retirement home
- OK
- Little impact to streetscape/lane
- Would not affect other homes apart from current owner
- Little impact on anyone except owners proposing development. Retirees remain in community

Things unsuitable about site

- Unsuitable development site visually. All 'downsize for retirement' reasons are short term After demise of occupants the houses will revert to open market
- This is such a pretty area – difficult to imagine a suitable house
- Unsuitable. Need to see plans
- Plan impinges on AONB
- Conflict of interest with members of Focus Group
- Would ruin a Buckland Newton landmark. AOB too
- Won't be affordable house though
- Not in development area
- Part of plot outside development boundary
- Part of plot is outside defined development boundary
- Part of plot is outside defined development boundary
- Outside of development boundary
- Outside of development boundary

- Outside designated area?
- Plenty of other suitable sites that don't take away a garden
- Loss of character in this part of the village
- Unnecessary building as a small retirement house is in situ adjacent to the main house
- Query appropriateness of developing 'central' zone of village
- Encroaching on conservation area
- Conservation Area and AONB Dangerous corner.
- Entry access difficult with bend and allotment entrance. Could use Little Elkins as retirement home
- Access? Shared access with L Elkins may give rise to problems on change of owner. Dangerous precedent of encroaching on non-defined development
- Surely a private matter
- Spoil look and feel of area. View from church. Spoil Elkins back (?)
- Ridiculous. This is with the conservation zone AONB
- Too many unsatisfactory alterations needed
- Garden development and extending beyond
- Isn't this encroaching on the conservation area? We must protect this land without exception
- Original approval for downsizing must be adhered to
- Within conservation area. Access from the lane near the corner could be a problem
- Poor access and visual impact
- I don't believe this scheme should be used as a cheap way of downsizing. Only benefit to owners
- Doesn't add much to village
- Conservation area. Removed hedge and trees. Owner can downsize into (Little Elkins)
- Any new property here should not encroach into the field. As a retirement home it should be very small. On balance no.
- Could owners not use adjoining cottage? Or build below in the existing garden? The busy road to the west prohibits an access at this point
- Loss of existing residential/environmental amenity. Requirement for >50% affordable housing (via section 104 restriction) not possible on single dwelling sites
- This would encroach onto conservation area
- Right below helicopter flight path. Rather isolated middle of nowhere! Quite prominent position
- Outside designated area
- Conservation area issues. Small plot

Suitable site	No. of ✓ 57	No. of ✗ 33
----------------------	--------------------	--------------------

No. of houses suggested if different from suggested (1) if ✓

Other comments:

Building height in line with Elkins and share vehicle access with L. Elkins
 Building height in line with Elkins and share vehicle access with L. Elkins
 No obvious community benefit

Forms 1 -108

Site 9 – Knap Farm - yards and farm buildings, Buckland Newton

Consultee comments

West Dorset District Council Identified constraints	AONB Known surface water flooding across much of site
WDDC Technical Division	No known issues recorded by the council, however, it will need to be demonstrated that the surface water risk has been properly assessed and dealt with.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): C</i> (It was felt that if developed this would lend itself to private residential development)
Highways	No objection.
Conservation Team	No observations
AoNB Team	I didn't feel this was a good site. The proposal would be sizable in its location. The outlined number seemed quite high for the size of the site. There may be cumulative effects in combination with Court Farm Business Park. The site is likely to be overlooked by surrounding hills and rights of ways. I did wonder if the business park might provide some housing land...?
Abbas Ecology	<i>Issues:</i> Bats in stables, native hedgerow, small potential for reptiles. <i>Further Work/Recommendations:</i> <input type="checkbox"/> At least two bat emergence surveys will be required at the stable block. This will require two surveyors. <input type="checkbox"/> Any sections of hedgerow or bramble to be removed must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> Prior to any development the wood and other material must be removed and the grass cut short between April – October. This will encourage any reptiles present to move away from the corner shown in Photo 1. (See full report)

Parishioner comments

Things liked about site

- Useful infill of existing buildings
- Possible site
- OK
- No disruption
- Would access be difficult?
- Use of land in different part of village
- Spacious
- No negative impact
- Good size – little impact on neighbours
- No negative impact on neighbours
- Little impact on neighbours
- OK
- OK
- Logical site. Would tidy up area and possibly provide housing for employees
- Conversion of existing buildings
- Area is untidy and will benefit from a more controlled use
- Development and use of redundant(?) farm buildings

- Using space where there are existing buildings
- Will improve the area
- Ideal location. Will improve area
- Good use of old farm buildings
- Good use of old farm buildings
- Some development Ok if sensitive to other properties
- Might bring cohesion to existing hotchpotch of buildings
- Good use of redundant barn. At present untidy area
- Currently messy development – would improve feel of homeliness
- Very unbeautiful at the moment, would be great to have something developed
- Fits in with the layout of the village
- Tidy up “brown field”
- Already developed. Public bridleways in this vicinity
- Near centre of village. Lots of space
- Yes, I like the description of this and it seems a good spot
- Conversion of redundant buildings a good idea, but too many houses would look a mess
- Seems suitable access no problem
- Good use of redundant farm buildings
- OK
- Well designed development will improve the area
- Good use of building already on site
- Use of existing buildings and pre-developed site.
- Good to use existing site
- These plots are at the end of a lane
- Give new life to that area and brownfield
- Existing buildings
- Existing site with safe road access
- Could be very nicely done
- Tucked away, little impact on village streetscape
- Potential conversion of building

Things unsuitable about site

- Seems high density
- Bad for practicality of service by public transport over life of house, and ability to walk to village facilities. Dangerous for walking and car exit
- Suitability as business site rather than homes
- Not close to shop
- Care with adding traffic to existing small lane
- Care with adding traffic to existing small lane
- Will increase traffic in very narrow lane. Noise levels from estate?
- Access on bend and traffic to and fro from Business Park.
- Too dense. Possible flooding/drainage issues. Access to industrial estate would need re-routing
- Traffic and parking could be an issue
- Adjacent to industrial park
- Access issues
- Narrow access road, quiet valley, public right of way
- Lack of land for suggested housing density
- Bad plan on elevated site; too close to existing houses
- Traffic and noise of the business park- is this a problem for potential residents?
- Plot shapes – one house per plot please
- Very noisy with business park traffic
- Not sure how much the spring would impact on the site
- More traffic Locketts Lane which already has cars and commercial traffic
- Will considerably increase traffic on Locketts Lane which is already busy, making access to the lane from existing houses on the lane more dangerous
- Section off bridleway, too enclosed by barn, etc
- Problem with spring?
- Could be cramped and make that area quite busy – ok if done well
- Locketts Lane is narrow with few passing places (owners drives) therefore increased traffic flow would

- create problems
- Knap farm and Court farm require agricultural buildings for long term. Increased traffic in Locketts Lane – already excessive.
- 2 important bridleways and natural springs at this junction + an increase in traffic in Locketts Lane
- Would potential buyers/renters be disturbed by noise from Business park
- Possible access
- Concerned that additional traffic generated in Locketts Lane – already very busy with three way junction
- Narrow road so not suitable for much extra traffic. Flooding
- Better places in village nearer to facilities, ie school, etc
- Could be hideous
- Are all these existing farm buildings redundant?
- Far from village
- Does everything have to be demolished – can conversion happen instead for more of the buildings?
-

Suitable site	No. of ✓ 83	No. of ✗ 8
----------------------	--------------------	-------------------

No. of houses suggested if different from suggested (6/7/8) if ✓
 3,3, 5, 5 + conversion, 5 + proposed conversion, 3 max, 5, 5, 4 + conversion, 4, 3, 5, 4, 4, 2/3 on corner site and convert existing building, fewer, no more than 2 or 3 homes, 3-4 at most, 2, 4+1, 5, 5-6 of which 2-3 affordable, 2 or 3, 6, 5-6 total, 4-5, 5-6 probably better,

Other comments:
 What kinds of home?
 Provided suitable access to main road can be arranged
 Too many houses for size of site?
 Too many houses for size of site?
 Overcrowded. Bad when near business park
 Far too many houses crammed into the site

Forms 1 - 108

Site 10 – Adjacent Lydden Cottage, Locketts Lane, Buckland Newton

Consultee comments	
West Dorset District Council Identified constraints	AONB
WDDC Technical Division	No known issues recorded by the council.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): B</i>
Highways	No objection.
Conservation Team	<p>Field situated on the Locketts Lane gateway (identified in the conservation area appraisal, page 8) into the conservation area and in the setting of the conservation area.</p> <ul style="list-style-type: none"> - The tall, roadside, field hedgerow is to be retained as it is a characteristic feature that contributes to the Locketts Lane gateway and the setting of the conservation area. - The existing access is to be used to retain the character of the gateway and the setting of the conservation area. - Any retirement dwelling (no bungalow) would need to be subservient to the host dwelling Lydden Cottage (1.5 storey). - An understanding of the local vernacular in terms of material (no render), detail and form would be essential.
AoNB Team	No immediate concerns, if development is high quality
Abbas Ecology	<p><i>Issues:</i> Orchard trees, Flowering lawn <i>Further Work/Recommendations:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> No further surveys are required. <input type="checkbox"/> Any sections of hedgerow or trees to be removed must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> Landscaping should consider using the fruit trees within gardens and sowing lawns with a ‘flowering lawn’ mix.
Parishioner comments	
Things liked about site	
<ul style="list-style-type: none"> • Should be fine • OK • Unsure • Possible (unsure) • Unsure • Unsure • Unsure • Unsure • OK • OK • Good use of land for additional house • Planning was granted many years ago for this site but was allowed to lapse • Good for practicality of service by public transport over life of house, and ability to walk to village facilities. Adds to sense of street scene • Was a former sawmill and so is brownfield (?) reuse as development is appropriate 	

- Continuation of ribbon development along lane
- Close to other housing
- Ideal for proposed plan
- Ideal for proposed plan
- Good infill
- Good infill
- Infill
- One could look attractive set back
- Suitable for one house if set back to match opposite properties siting
- Close to centre of village. Natural extension
- Central to village
- Bring people together by building more in centre of village
- Natural growth of the village, rather than increasing its long, thin structure
- Sensible 'infill' proposal
- Small
- Greenfield garden and allotments
- Centre of village. Plenty of space. Will add to the community
- Centre of village, does not impact on other properties
- Ideal
- Within village
- Good size plot
- Good fill in site
- OK
- Ideal location for development of 1 or 2 properties
- This wouldn't be overcrowding up this lane
- Balances up with houses opposite
- Other houses adjacent and opposite
- Infill
- Retirement home
- Nothing controversial either way
- Reasonable infill
- Affordable home. Would not affect other homes apart from current owners.
- Affordable housing. Natural progression of lane

Things unsuitable about site

- Do we know who else would like similar consideration?
- Conflict of interest with members of Focus Group
- Consideration for all should be given to retirement homes
- Unclear
- Need to maintain current building line
- Squashing 2 in would be inappropriate Shared access?
- Surely a private matter
- Individuals down-sizing; more a private matter than a Neighbourhood Plan
- Sensible 'infill' proposal
- Greenfield
- Loss of garden/outdoor space
- How important are views from opposite properties
- Approval for original downsizing must be adhered to
- Approval should be tied to the original intention to downsize by owner. House should not be at front of site.
- Bungalows, low rise semi-bungalows to mirror opposite
- Possible impact on neighbours
- I don't believe this scheme should be used as a cheap way of downsizing. Only benefit to owners.
- Doesn't add much to the village
- Need to consider view from homes opposite and access on small lane
- Present planning permission is for garden without buildings and should remain
- Do not like the idea of one 'retirement' home on what is a generous-sized site. 2 semi-detached 2 bed houses, one affordable for local worker, would be preferable
- Loss of existing residential/environmental amenity. Requirement for >50% affordable housing (via

section 104 restriction)not possible on single dwelling sites • Ridge height kept to a minimum		
Suitable site	No. of ✓ 75	No. of ✗ 8
No. of houses suggested if different from suggested (1), if ✓ Preferably 2 to make best use of space, owners' choice, 2, 2 as suggested, 2 (1 being affordable), should have affordable home on site for other retirees, 1 or 2, 2, 3, 2, 2, may be one of them affordable,		
Other comments I believe there should be a declaration of interest stated here regarding this site. I do not recall seeing such a statement at the display at the parish room. 1 only but should be close to road to keep building lines and allow access		

Forms 1 - 108

Site 12 – Land between allotments and Rosslare, Buckland Newton

Consultee comments	
West Dorset District Council Identified constraints	AONB Known surface water flooding along southern part of site and along lane to north-east TPOs on site
WDDC Technical Division	No known issues recorded by the council.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): B</i>
Highways	No objection.
Conservation Team	<p>The principle of development is unacceptable because it would lead to significant harm to the setting of the conservation area and the setting of a listed building (heritage assets). With reference to the conservation area appraisal the issues identified are:</p> <ul style="list-style-type: none"> - The impact on the setting of the Grade II Little Elkins/Elkins. - The impact on the key views and vistas from the parish churchyard across the Lydden valley. - The impact on the conservation area's rural character and characteristic rural views, as evident from the junction with Locketts Lane. - The impact on particularly important characteristics, as listed under <i>Definition of the Special Interest of the Conservation Area</i> (page 16), that is, the "landscape quality of the setting, the backdrop of the ridge and woodland" (the proposed site, if developed, would harm public views of the setting) and "groups of mature trees and individual key specimens... (effect on trees also subject to tree officer's comments)" and "important hedgerows throughout the area, defining road lines and providing a sense of enclosure (hedgerow loss). - The impact on the plan form which is described "as dispersed, related to a roughly quadrangular pattern of lanes with a 'hollow', undeveloped centre of pastureland". - There would also be loss of visual amenity from the allotments, a valuable community asset.
AoNB Team	No immediate concerns, if development is high quality. Contribution of site's trees to area's character would need to be considered.
Abbas Ecology	<p><i>Issues: Secondary Woodland Habitat</i> <i>Further Work/Recommendations:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Bat activity surveys are required to see if they are using the area and possibly roosting in any of the trees. <input type="checkbox"/> A botanical survey is required in the spring when woodland plants are most numerous/obvious.

- A Dormouse survey is required to check that none are present.
 - Any tree removal must be done between August – February to avoid the bird breeding season.
 - Landscaping should consider retaining some of the larger trees.
- (See full report)

Parishioner comments

Things liked about site

- A good site
- OK
- OK
- Appears suitable for development
- Good for ability to walk to village facilities. Builds heart of village
- Lost area of wild trees and nettles – a lung in village
- Good site for proposed plan
- Possible site
- Close to centre of village, natural extension
- Central to village
- Bring people together by building in centre of village
- Natural growth of the village, rather than increasing its long, thin structure
- Good plan to maintain heart of village – close to school and shop
- Lovely views, could be nicely tucked away
- The flowing river and the mature trees/hedgerows which has great wildlife value
- Centre of village
- No objection – hasn't this been refused planning permission before?
- Within village
- Water feature
- Good site but not for 3 homes
- Could tidy up scruffy area
- Infill
- Reasonable infill up to allotment site
- Would only affect 1 home
- Natural progression of houses in lane

Things unsuitable about site

- Very pretty area. Nature? Flooding?
- It is a nature reserve
- Far too small. Swampy ground. No room to park a bicycle!
- Too wet, overcrowded
- Unsightly
- Impact on neighbours
- Impact on neighbours
- Impact on neighbours
- Impact on neighbours
- Impact on neighbours
- Care needs to be taken to ensure good access to road and that there is adequate parking on site
- Far better sites available
- Very wet ground, old watercress beds
- Maintain building line. 3 homes is too much. Access to road. Narrow plot
- Has been refused planning for over 30 years due to nature of land and access. Houses would overlook existing gardens interfering with privacy
- Damp, proximity to Lydden, but something might work
- Flooding and springs(?) Loss of open countryside
- Drainage problem?
- Boggy, dark, removal of trees
- This site is like a bog
- Too damp and trees with preservation orders would be felled

- Planning permission refused in past. Damp/drainage issue. Would need removal of many trees. TPO?
- Parking/access/traffic problems. Small plot
- Hard to imagine this small parcel being appropriate
- Very narrow part of the lane for access
- Too small and wet. Good conservation area
- Loss of habitat and views as you enter the village. Flood plain.
- Too many buildings. Conservation area
- Near River Lydden. Is it wet?
- Access to rear property
- Possible flooding risk
- Dark site, low lying, risk of flooding?
- Access from front of site seems limited
- Main concern is stream/springs in this area
- This is a 'wild' damp site and should be preserved especially as it is near the river
- Wildlife spinney with fine trees and wildlife associated with Lydden
- Industrial archaeological remains. Ecologically important
- This is a continuation of important green space bordering River Lydden and as such be added to the list of green spaces to be protected
- Land stability/flooding issues
- Problem with flooding. Beautiful, unspoilt area
- Investigate springs in this area
- Many springs on this area
- Road access, drainage
- Use other main sites first
- Flooding?
- Impact on Elkins and allotments.
- Small site
- Potential conservation issues. River – flooding issues

Suitable site	No. of ✓ 59	No. of ✗ 32
----------------------	--------------------	--------------------

No. of houses suggested if different from suggested (3) if ✓
 Max 1, perhaps reduce, max 2, 2, 2, 1, 2, max 2 fronting road, 3-4, 1, 2, 2, 1 single storey, 2, 2,

Other comments
 Would be too close to river and dam break risk
 Maybe OK without knowledge though of land drainage here??
 Not suitable for more than 1 home
 Cramped for 3 homes

Forms 1 - 108

Site 14 – Land south of Bolt Cottage, Cosmore

Consultee comments

West Dorset District Council Identified constraints	AONB
WDDC Technical Division	No known issues recorded by the council.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): D</i> (It was felt that if developed this would lend itself to private residential development)
Highways	No objection.
Conservation Team	No observations
AoNB Team	Couldn't visit as the road was closed. On the face of things I have no immediate concerns, if development is high quality
Abbas Ecology	<i>Issues:</i> Hay meadow, foraging bats, trees <i>Further Work/Recommendations:</i> <input type="checkbox"/> A more detailed plant survey will be required. <input type="checkbox"/> A foraging bat survey will be required. <input type="checkbox"/> To make up for the loss of the Hay Meadow a management plan will be required to safeguard the remaining meadow in the rest of the field. <input type="checkbox"/> Landscaping of the site should consider retaining the small area of Alder <input type="checkbox"/> Any tree removal must be done between August – February to avoid the bird breeding season. (See full report)

Parishioner comments

Things liked about site

- Infill site
- OK
- In keeping with existing
- Matching the present homes
- Matching the design of existing cottages
- Little impact on neighbours
- Will match existing properties
- OK
- OK
- Appears suitable for development
- OK for open market housing
- Good use of available land
- Ideal site
- No objection
- Good infill
- Doesn't impact on anyone
- Suitable providing safe access from fast road
- Home
- OK
- OK
- Help build greater sense of community in Cosmore
- Increase community feel
- Open countryside within AONB
- Nice location to complement existing properties
- Looks (purely from map) like it is in keeping with local development
- Would not look out of place
- Good size plot

- The 2 pairs of cottages were an iconic part of Cosmore + if the design can replicate the style then it would be acceptable
- Unobtrusive, wouldn't be out of place
- A pair of cottages might look more appropriate
- Design to match homes close by
- Matching design

Things unsuitable about site

- Dangerous road
- Main road access? Speeding traffic
- Busy road – access
- Drainage, fast road, access, AONB, not near school
- Bad for ability to walk to village facilities and practicality of service by public transport over life of house
Adds to car need
- Busy road
- Access from main road
- Too far from village facilities
- Busy road so access needs careful consideration
- Use existing access
- Use existing road access
- Access a bit dangerous
- Busy road?
- Thousands of gallons of water through site in winter / road
- On a very busy road, not suitable for families as it is dangerous, not suitable for pets as it is dangerous, flooding is issue on this site
- Access tricky as road fast/downhill
- Access to road – fast stretch and corner nearest
- Fast windy access road
- Very fast road onto corner where drive would be
- Dangerous hill and access
- Dangerous access
- Dangerous road
- Fast highway. Access issues on Revels Hill
- Fast road too far from village
- Too far from village on very fast road
- Fast traffic but then all the homes along here have to deal with that
- Access
- Dangerous access?
- Very fast busy stretch of road – exit and entry dangerous
- Would spoil landscape. Becomes a very wet area in winter
- Would block view from adjacent house. Remote from village facilities
- On an already dangerous hill where traffic ignores speed limits
- Traffic speeds on the hill. Visibility down the hill is not good (corner). Risk of accidents. 40 mph limit?
- Access issues – 50 mph road. Doesn't add much to the village
- Degrades green space in open country
- On main road
- Other sites more suitable
- Outside village
- Access onto Revels Hill. No public transport
- Busy road with fast traffic
- Does not add to village community due to distance

Suitable site	No. of ✓ 72	No. of ✗ 17
----------------------	--------------------	--------------------

No. of houses suggested if different from suggested (2) if ✓
1,

Other comments

I have no objection to the site, but need assurance that equal consideration has been given to all residents for similar development

Forms 1 - 108

Site 15 – Site between Harecourt and Duntish Farm, Duntish

Consultee comments

West Dorset District Council Identified constraints	AONB Public Right of Way crossing site Known surface water flooding along southern part of site
WDDC Technical Division	No known issues recorded by the council.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): D</i> (It was felt that if developed this would lend itself to private residential development)
Highways	No objection.
Conservation Team	No observations
AoNB Team	No immediate concerns, if development is high quality and forms part of nucleated farmstead
Abbas Ecology	<i>Issues:</i> Native Trees/Hedgerow along stream <i>Further Work/Recommendations:</i> <input type="checkbox"/> If trees are to be removed these will require further survey, otherwise no further survey work is required. Any sections of trees to be cut back must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> Landscaping of the site should take into consideration retaining the trees along the stream as a habitat and to protect the stream.

Parishioner comments

Things liked about site

- Off road and out of sight behind building
- OK
- No negative impact
- No impact on neighbours
- No negative impact
- Little impact on neighbours
- OK
- OK
- Appears suitable for development
- Basically private development
- Ideal
- Good infill
- Foe local farm workers
- Set well back
- Tucked away, can't really comment
- Open countryside with AONB albeit close to farm development
- Good site, plenty of space being built for the right reasons
- Local farmers retirement home on his farm near village
- Tucked away at back – based on fact that this is for local people/worker i would be for it though.
- Hopefully if this area was developed then the immediate farm buildings and houses would be better maintained
- OK
- Near existing house so would fit in
- With an agricultural tie or similar restriction – acceptable
- Unobtrusive – wouldn't be out of place
- Local ownership protected
- Tucked away – low impact
- Availability for local worker

Things unsuitable about site

- Unnecessary addition
- Is this another retirement home for the landowner?
- Access
- Access?
- Is there really a necessity for a property here?
- Bad for ability to walk to village facilities. No mains drainage?
- Present house stands out like a sore thumb – why another house so soon?
- Too far from, school, shop and Village Hall
- Too far from village facilities. Dangerous road
- None apart from busy road
- Busy road so access needs careful consideration
- Road access onto B3143
- Positioning near slurry tank
- Problems with flooding in this area will be exacerbated?
- Concern if this plot requires additional hard standing due to flooding
- Flooding issues already, will be worsened
- Too close to farm
- Access issues and rights of way
- Access
- Too near farm and slurry pit
- Too cramped in. Bad exit
- Access, seems only suitable for farm employee
- Rear of existing property
- Possible impact on neighbours
- Doesn't add much
- Possible subject to general comments
- Dangerous access
- Loss of existing residential/environmental amenity, requirement for >50% affordable housing (via section 104 restriction) not possible on single dwelling sites
- Access on dangerous bend
- Access?
- Traffic issues. Not near village facilities
- Quite a distance to village amenities. Could overlook Harecourt
- Far from village. Access complicated
- Surely if on open market then of course "available for local people/worker"?!

Suitable site	No. of ✓ 69	No. of ✗ 17
----------------------	--------------------	--------------------

No. of houses suggested if different from suggested (1) if ✓
 1-2,

Other comments
 I have no objection to the site, but need assurance that equal consideration has been given to all residents for similar development
 Surely a private matter

Site 16 – Site between Hermits Cottage and The Smithy, opposite Duntish Farm, Duntish

Consultee comments

West Dorset District Council Identified constraints	AONB Known surface water flooding across northern part of site
WDDC Technical Division	No known issues recorded by the council.
WDDC Affordable Housing Team	<i>On a scale of A to D (most to least favourable): D</i> (It was felt that if developed this would lend itself to private residential development)
Highways	No objection.
Conservation Team	No observations
AoNB Team	No immediate concerns, if development is high quality
Abbas Ecology	<i>Issues:</i> Native Hedgerow, Reptiles, Trees in one corner. Possibility of Dormice. <i>Further Work/Recommendations:</i> <input type="checkbox"/> If trees are to be removed these will require further survey. Any sections of hedgerow to be removed must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> If a large section of the trees are to be removed a Dormouse survey will be required. <input type="checkbox"/> A reptile survey will be required in area 2. (See full report)

Parishioner comments

Things liked about site

- Good access, no disruption
- Good sized plot
- OK
- OK
- Appears suitable for development
- OK for practicality of service by public transport over life of house. Adds to grouping at Duntish
- An area without much character at present and would be developed without loss to village ...
- Good site
- Good infill
- For local workers
- OK for fewer houses
- Open countryside within AONB. Good pastureland
- Good site. Plenty of space. Being built for right reasons
- Good site on edge of village
- Doesn't appear to interfere with neighbours Adds on well to small cottage already here
- Can owners wishes be met
- Continuation of semis would look quite good
- Access good. Meets local need
- Suitable location
- If with an ag. Tie or similar restriction – acceptable on site between Hermits Cottage and lane
- This site seems to be situated back from road which seems to be nice
- Local ownership, key workers, safe road access
- Good access – little overlooking of other properties
- Existing lane for access. Fills in Duntish ribbon development
- Availability for local workers
- Natural access from track – almost a lane already

Things unsuitable about site		
<ul style="list-style-type: none"> • High density • Impact on neighbours? • Perhaps impact on neighbours • May impact on neighbours? • May impact on neighbours • Impact on neighbours? • Only concern is access on nasty bends • Bad for ability to walk to village facilities • Loss of open farmland and countryside • Too far from school, shop and Village Hall • Too far from village facilities. Road dangerous • Access and bus road • Busy road, bed so access needs to be looked at carefully • Road access onto B3143 • Care with road access • Should be set back + access? Road is busy • Fast road (despite 30 limit), already several accidents • Problems with flooding in this area will be exacerbated? • Concern if this plot requires additional hard standing due to flooding • Flooding issues already, will be worsened • Access needs to be uprated • Poor access onto the road. Bad visibility • Good owl habitat. Greenfield site • Loss of open space. Impact on mature trees • Seems to be shoe-horned between other parcels of land. No road frontage? • Hedge other side of road needs to be cut back otherwise dangerous access • Site should extend out to road • Impact on views and light from/to Duntish Old farmhouse. Position re traffic, road bend • Not clear what access is • Green space in open country • Where would access be? • Keep the fields but instead build where redundant farm buildings are to the north – opp. farm entrance • Low lying and wet? Just does not seem the right place • Develop other sites first • Traffic issues and not near village facilities. Flooding • How do you ensure houses are for local people/workers on open market • Far from village. Potentially little addition to village 		
Suitable site	No. of ✓ 72	No. of ✗ 11
<p>No. of houses suggested if different from suggested (4) if ✓ 2, 4 smaller houses, 2, 3 or 4, perhaps reduce, 2, number?, max2 houses, max 2, 2, 2x semi detached, 2, 2, 2,</p> <p>Other comments What kinds of home? Small homes please, or bungalows Terrace to replace one lot of semi – so more affordable</p>		

Sites 1 - 108

Site 17 – Cowleaze, Sharnhill Green

Consultee comments

West Dorset District Council Identified constraints	AONB Known surface water flooding along lane to east
WDDC Technical Division	No known issues recorded by the council.
WDDC Affordable Housing Team	No observations
Highways	No objection.
Conservation Team	No observations
AoNB Team	No immediate concerns, if development is high quality
Abbas Ecology	<i>Issues:</i> Native Trees/Hedgerow along road <i>Further Work/Recommendations:</i> <input type="checkbox"/> No further survey work is required. <input type="checkbox"/> Any sections of hedgerow to be cut through for access must be done between August – February to avoid the bird breeding season.

Parishioner comments

Things liked about site

- Suitable use of existing space
- Unsuitable
- No negative impact
- No negative impact on neighbours
- No negative impact on neighbour
- Little impact on neighbours
- No negative impact
- OK
- OK
- Appears suitable for development
- I didn't know there was space here? Access?
- Good for proposed plan
- No objection
- Good infill
- Good infill
- On corner. Private. No noise. Good road
- It is on a piece of land that is suitable. On its own so would not interfere with existing properties
- Mature trees and hedges hide existing development
- OK
- Adjacent to existing house so would fit in
- Only impacts on current owner of land
- I do not know this site but looking at plans see no objection
- Owners choice

Things unsuitable about site

- Access? Corner site?
- Access
- Corner access
- Natural beauty
- Access a bit suspect
- Building in garden again?

- Too far from village. Bad road. Dangerous. Bad for practicality of service by public transport over life of house and ability to walk to village facilities. No mains drainage
- Loss of garden
- Too far from village facilities. Road dangerous
- Care with access
- Access on sharp bend
- Very dangerous bend. Only suitable if access possible
- A pragmatic (?) infill proposal
- Dangerous access on bend. Will be visible as walk down the hill opposite
- Poor vehicular access on corner
- V.poor dangerous access on/next to junction
- Will blot the view when walking down the hill
- Flooding issue already, will be worsened
- On sharp bend – could be dangerous
- Too small size?
- Access onto a junction with poor sight lines
- Ridiculous site! Lethal road, no benefit to village
- Bad site on a dangerous position on an unclassified road too far from village
- Position/access
- Plot shape and size and access
- Exit not on corner?
- Doesn't add much
- Loses garden and will have no garden
- Loss of existing residential/environmental amenity. Requirement for >50% affordable housing (via section 104 restriction) not possible on single dwelling sites
- Dangerous access on bad bend
- Access. Develop other sites first
- Outside village. Traffic issues
- Poor access. Possible drainage and subsidence issues. Small plot . A tiny plot on a bend, far from village, shop and pub – why here??
- Site very small. Access only via existing house entrance as on sharp corner. Far from village amenities
- Small site far from village. Shared access if for separate ownership
- Very small site for a home and it has compromised access. There are better, larger sites with more potential and within walking distance of village, within the plan

Suitable site	No. of ✓ 54	No. of ✗ 30
----------------------	--------------------	--------------------

No. of houses suggested if different from suggested (1) if ✓

Other comments

I have no objection to the site, but need assurance that equal consideration has been given to all residents for similar development
 Consideration for all of us should be given to extra homes on our land
 Basically private development
 Surely a private matter
 But should be linked to existing property for access

Site 18 – The old Mill House, Duntish

Consultee comments

West Dorset District Council Identified constraints	AONB Flood zone (high risk) over much of site
WDDC Technical Division	Properties either side of the site have suffered from either surface water or fluvial flooding. EA flood maps suggest one corner of site is available –which has been reflected in latest submission from John Baker.
WDDC Affordable Housing Team	No observations
Highways	No objection.
Conservation Team	No observations
AoNB Team	The proposal is considered to be outside the existing pattern of development, which is presently linear housing, one deep from the road. The field is overlooked by numerous rights of way. Overall, the outlined development is likely to be considered uncharacteristic.
Abbas Ecology	<p><i>Issues:</i> Reptiles, Large Ash Tree, Native hedgerow, Breeding birds, Stream</p> <p><i>Further Work/Recommendations:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> A reptile survey needs to be carried out in suitable habitat on site. <input type="checkbox"/> If the Ash tree or any other large trees are to be removed these will require further survey including emergence surveys for bats. <input type="checkbox"/> Any sections of trees to be cut back or a section of hedgerow removed must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> Landscaping of the site should take into consideration retaining the trees along the stream as a habitat and to protect the stream. <input type="checkbox"/> Landscaping should consider retaining any fruit trees affected and putting in the garden(s) of the new development

Parishioner comments

Things liked about site

- Looks like a good potential site
- OK
- No negative impact on neighbours
- No negative impact on neighbour
- Little impact on neighbour
- No negative impact
- OK
- OK
- Appears suitable for development
- Presumably to replace the old barn?
- Good for practicality of service by public transport over life of house and ability to walk to village facilities. Builds on hamlet group
- OK as a mill is historically a working area
- No objection
- Good infill esp. at rear

- Owners siting wishes should be respected
- Mature trees and hedgerows and river frontage. Great conservation value/habitat
- Private. Doesn't impose other buildings
- Edge of village
- OK
- Suitable location
- Would not seem to be overcrowded
- Retirement home will free up family home
- Spacious

Things unsuitable about site

- Large site for only 1 home
- Too far from school, shop and Village Hall
- Too far from village facilities. Dangerous road
- Busy road so access needs to be safe
- See attached sheet – many issues
- Extensive issues – see attached sheet
- Already flood here – worsened by this. Bats reside in barn (protected). Speeding vehicles. Old trees on site
- Flooding due to extra hardstanding. Trees and wildlife. Privacy and proximity (too close). Become even more tricky reversing out of driveway. It intrudes on Bridge House's privacy. Risk of flooding. Will destroy trees and habitats – bats
- Flooding. Vehicle access, road built past Bridge House. Destroy trees
- Poor local access. Impacts on drainage
- House crammed into a garden. Bad access onto road
- Public right of way? This is not a public development issue
- Loss of trees hedgerows. Impact on river / flood plain
- Possible flooding
- Plot shape and size
- Original intent for downsizing must be adhered to
- Approval should be tied to the original intention to downsize by the landowner
- House should front onto road not at rear
- I don't believe this scheme should be used as a cheap way of downsizing. Only benefit to owners
- Would have preferred more houses here
- Only build near road
- Requirement for >50% affordable housing (via section 104 restriction) not possible on single dwelling sites
- Problems with flooding?
- Flooding. Not near village facilities
- High flood risk
- Site liable to flood. Site wraps around Bridge house who could be overlooked. Mature trees lost
- Far from village. Surrounding Bridge House. Retaining ownership would not open up house to potential community
- Better sites to chose from than this one in a flood area

Suitable site

No. of ✓ **66**

No. of ✗ **20**

No. of houses suggested if different from suggested (1) if ✓

2-3, 2,

Other comments

I have no objection to the site, but need assurance that equal consideration has been given to all residents for similar development

Consideration for all of us should be given to extra homes on our land

Basically private development

Surely a private matter

But should be away from river and trees

Must consider position to reduce impact on neighbours

Why build in flood area unless essential

Forms 1 - 108

Site 19 – Farm buildings, Brockhampton Dairy Farm

Consultee comments

West Dorset District Council Identified constraints	AONB Listed buildings Grade 2 associated with Brockhampton Farmhouse Known surface water flooding along lane to south Possible land contamination to north-east (slurry pit)
WDDC Technical Division	No known issues recorded by the council.
WDDC Affordable Housing Team	No observations
Highways	No objection but only for limited number due to remote location.
Conservation Team	No observations without further detail – but are happy to deal with this site through a pre-application enquiry initiated by the owner.
AoNB Team	No immediate concerns, if development is high quality
Abbas Ecology	<i>Issues:</i> Bats potential in buildings. <i>Further Work Required:</i> <input type="checkbox"/> A full bat check will be required to thoroughly look for droppings and potential habitat for bats. <input type="checkbox"/> At least two bat emergence surveys will be required at some or all of the buildings, subject to the above check. At least three surveyors will be required. (See full report)

Parishioner comments

Things liked about site

- Provide conservation is implemented
- OK
- OK
- OK
- Appears suitable for development
- Making use of redundant buildings
- Conversions – good. Excellent
- Sensible to make use of redundant farm buildings
- Attractive farm buildings should be retained in development
- Use of existing buildings. Little cluster of houses
- Possible site
- Good use of brownfield site
- Good use of farm buildings
- Good use of old buildings. Minimal impact on surrounding properties
- Developing existing buildings
- Good use of old buildings provided done sensitively
- Development of existing buildings preserves environment surrounding area + provides more housing
- Developing present buildings
- Sensible development of farm buildings
- Brownfield site being developed. Modern buildings can replace
- Use existing site
- Brownfield. Farmyard
- Will enhance appearance of area
- Good use of existing buildings
- Uses existing buildings
- Ideal development of existing farm buildings
- Few direct neighbours and tasteful development of farm buildings could be attractive

- Good to see re-use of existing buildings
- A good use of redundant buildings
- Unsuitable for modern farming purposes
- Redundant buildings unsuitable for modern farming, brownfield site
- Grade II listing should keep design thoughtful
- Making something pleasing of stone redundant farm buildings
- Conversion of buildings. Conservation supervision
- One of the few conversions rather than new build

Things unsuitable about site

- Serious issues with listed buildings Also too remote for easy sale
- Destruction of grade II listed building for benefit of owner
- Query listed building?
- Next to slurry pit. Also listed buildings
- Next to a slurry pit. Listed buildings
- Listed buildings
- Listed buildings
- Too far from village. Bad for practicality of service by public transport over life of house – need car. Bad for ability to walk to village facilities. No mains swage. Narrow dangerous road
- Too far from village. Road dangerous
- Grade II? Conservation
- Grade II listed building may be a bar to development
- Beautiful buildings. Too far from village for families (will result in car use)
- Poor access, sightlines. Lack of outdoor space
- Too remote with no services and very detrimental to a listed building
- Closeness of slurry pit
- Only if new farm buildings are not built elsewhere
- Being grade II listed there would have to be very careful consideration and involvement
- 4 homes too crowded
- Renovate existing cottages, don't demolish
- Near working farm buildings – smelly!
- Working farm/slurry pit close by. Lack of garden/outdoor space other than yard Too small for 4 homes
- Far from village, small road for access

Suitable site

No. of ✓ **77**

No. of ✗ **11**

No. of houses suggested if different from suggested (4) if ✓

2, 2 max, 2, 2-3, 2 max, 2, 2, 2, possibly 3,

Other comments

If the Grade II listing is respected and conservation people heavily involved

Forms 1 - 108

Site 20 – Spring Grove, adjacent Knapps Hill Cottages, Buckland Newton

Consultee comments

West Dorset District Council Identified constraints	AONB Adjoins (but outside of) Pop Mallers Coppice Ancient woodland (to north) – SSSI / TPO Adjoins (but outside of) Groundwater Source protection zone (to south)
WDDC Technical Division	No known issues recorded by the council.
WDDC Affordable Housing Team	No comments
Highways	No objection
Conservation Team	No observations
AoNB Team	No immediate concerns, if development is high quality
Abbas Ecology	<i>Issues: Surrounding Woodland</i> <i>Further Work/Recommendations:</i> <input type="checkbox"/> If any large trees need to be removed for access onto site they will have to be surveyed for bats. <input type="checkbox"/> Any sections of trees need to be cut back must be done between August – February to avoid the bird breeding season. <input type="checkbox"/> If any of the surrounding woodland is to be removed a Dormouse survey will be required. <input type="checkbox"/> A bat activity survey needs to be carried out to assess the sites value for foraging bats. (See full report)

Parishioner comments

Things liked about site

- Seems reasonable
- OK
- Possible
- Agricultural tie. No negative impact on neighbours
- Agricultural tie. No negative impact on neighbours
- Little impact on neighbours
- OK
- OK
- Appears suitable for development
- Good use of redundant plot of land
- Builds on hamlet group
- Spring Grove is a natural woodland lane which feels like open country
- Ideal for proposed plan
- Ideal for proposed plan
- Good infill
- Good infill
- Minimal impact
- Agricultural tie
- Sensible infill
- Mature hedgerows and open countryside in AONB
- Views front and near quiet road
- OK
- Suitable location
- OK re overlooked neighbours?
- Agricultural tie home for local worker

- Quiet, will not overlook others
- Natural progression along lane, and generous sized site

Things unsuitable about site

- Dangerous corner – site unsuitable for development
- Spoils attractive stretch of woodland, on very bad corner
- Not a place for new houses for conservation reasons
- Agricultural tie?
- We think this could be very damp
- Bad for practicality of service by public transport over life of house and ability to walk to village facilities.
-from a boundary after which village starts
- Loss of open space/woodland
- Road too narrow and not in keeping
- Possible drainage problems due to hardstanding
- Dangerous bend – hazardous access
- Dangerous access
- Beautiful quiet area, too wet, impact on woodland, dangerous junction
- Loss of trees, hedgerows
- Lethal road, enough existing residential properties
- Bad site away from existing complex of buildings on dangerous road
- I would hate to see this beautiful little lane built on at all. A precious little woodland too – so no foot in the door development please
- Low lying, risk of flooding?
- Unsuitable location beyond existing cottages into field area
- I don't believe this scheme should be used as a cheap way of downsizing. Only benefit to owners
- Doesn't add much to the village
- Green space in open countryside. Narrow lane
- From a landscape point of view better to have a gap between Knapps Hill Cottage and Pop Mallers Coppice
- Loss of existing residential/environmental amenity. Requirement for >50% affordable housing (via section 104 restriction) not possible on single dwelling sites
- It creates a sprawl effect
- Too isolated away from centre of village. Too close to working farmyard
- Develop other sites first
- Outside village, not near village facilities
- Site breaches the gap between the buildings around Knapps Hill Farm/ Cottages and the significant woodland area of Pop Mallers Coppice, especially from the point of view of anyone walking/travelling in or out of the centre of the village in either direction
- ...perhaps it's a nice spot spoiled
- Access could be a little awkward in narrow lane
- Small lane for access. Far from village. No addition to the community

Suitable site

No. of ✓ **62**

No. of ✗ **22**

No. of houses suggested if different from suggested (1) if ✓

Other comments

Agricultural tie

This is on the edge of Spring Grove and I would hope that no further intrusion would be allowed. Agree – but with agricultural tie

Summary of Sept 14 Public Consultation questions

Question	108 forms received	Number of ✓	% of forms
Housing Design Do you feel:			
a).The emerging Local Plan policy satisfactorily deals with design for our parish housing		42	39 %
b).We should do more to encourage development to be more characteristic of the older buildings in the Buckland Newton area? For example:-			
Buildings should be built towards the front of the site, not in the middle of the plot		29	27 %
A variety of materials should be encouraged both within different houses on the same site and within details of individual homes / discourage developments using a single or limited palette of materials		87	81 %
Discourage houses within a development being all the same size, shape and form		88	81 %
Renewable Energy Do you feel:			
a)The emerging Local Plan policy deals satisfactorily with renewable energy issues for our parish, or		40	37 %
b)We should do more to encourage:			
i) small scale renewable energy generation e.g. solar panels on roofs		53	49 %
ii) larger scale renewable energy generation e.g. solar farms?		17	16 %
c) We should not allow larger scale renewable energy generation in our parish under any circumstances?		41	38 %
Business and Employment Do you feel:			
The emerging Local Plan policy deals satisfactorily with business and employment issues for our parish, or		50	46 %
We should be positively encouraging additional business and employment opportunities in the parish?		35	32 %
Green Spaces			
Do you agree with the areas identified in the display?		70	65 %
Community Facilities			
Would you like the site allocation for a tennis court/all weather pitch put into the Neighbourhood Plan?		75	69 %
Do you agree with signs directing people to the shop and the pub?		92	85 %
Do you agree with signs directing heavy goods vehicles to the business parks?		81	75%

Sept 14 Public Consultation - Housing Design comments

- Good variety to include sheltered accommodation
- It depends on location of plot, i.e. houses wouldn't want to be right on front of road
- 2 - In principle yes, but depends on size of plot and location
- Every plot should be considered on merit
- Available parking needs to be considered, residents should be able to park within own property/assigned spaces
- Only build sufficient housing of a suitable style for a pre-determined actual need. Empty housing attracts(?) disgruntled residents and social problems. All housing must have parking for 2 vehicles within its curtilage
- Consider needs of parishioners downsizing and wishing to remain in village
- Site where appropriate
- Roads are much busier now
- Positioning on plot should take account of roads and traffic, conditions being considerably different from when older houses were built. New development may need to be set back further for safety and noise considerations
- Buildings should be built to the highest environmental standards
- This is (was) a rural area so ensure houses have good sized gardens. Encourage hedges for wildlife.
- Limit solid boundary walls that restrict wildlife movement, eg frogs and hedgehogs trapped on roads
- The Local Plan fails on many levels - it does not take the AONB status into consideration
- Consideration for several 2/3 bed bungalows for existing villagers to downsize from larger houses/plots
- Depends on the site, type of house to be built and other homes in the region
- Questions are asked about housing design, which should be suitable for an AONB village, but there is no indication as to the designs proposed by those developing the sites.
- Materials and styles should conform to local vernacular buildings and reflect the fact that we are in the West Dorset AONB
- bi: every case different
- bi) Where neighbouring buildings are at the front - depends on the pattern of neighbouring houses. bii) in some cases uniformity of design/materials is more aesthetically pleasing, cf City of Bath or Milton Abbas - there has to be a unifying/cohesive element
- Where possible design should incorporate energy saving features
- bii) depends on location. To keep them as traditional as possible.
- Roof heights to be appropriate to location and adjacent properties

- bii unless parking needed at front
- a. Its got good things in it, but leans towards a sort of "Poundbury Pastiche" - too backward looking. Bii That's too vague - what materials? Bad question - a little terrace of identical cottage could be good. A row of uPVC/render boxes could be very ugly. It all comes down to good design!!
- Although a small series of matching houses can be less obtrusive than 5 designs for 5 homes. The local Plan policy is very cautious. Focus should be as much on quality of design, and imaginative use of materials as attempting to make any new development blend in to the point where it becomes another Poundbury.
- The Local Plan does not allow for exciting, new modern designs (which might be more 'green') and although be sympathetic to landscape and use local materials, may not be in a vernacular style.

Sept 14 Public Consultation - Renewable Energy comments

- Shouldn't fix policy as technology is rapidly advancing. Small nuclear reactor may be the answer
- Not keen to see solar panels, in view of public, in the village. Nor solar farms. Solar panels in field would be OK.
- A discrete solar farm for the village might be considered
- If out of sight. Help save the planet!
- Technology is changing quickly. Wind turbines are out. Solar power may become viable but not yet
- We should do all we can to incorporate renewable energy into new homes
- Solar energy is expensive and not effective enough, as is wind power
- Wouldn't be adverse to solar farm but depends on site
- No wind farms here
- I do not want wind farms or solar farms in the parish
- No wind or solar farms
- No windmills
- Most renewable energy sources are inefficient and unsightly
- The AONB needs all the protection it can get
- Large scale solar would adversely impact on character of village
- Micro generation is undoubtedly the way forward However due diligence is needed with regards to the environmental impact and aesthetics of such schemes
- For dense developments - shared heating and hot water generation
- Impact on environment

- Keep area looking nice with country feel
- Solar farms on suitable sites and land surrounded by hedgerows
- Solar panels are already featured in the village. Perhaps business premises, the school and village hall should be considered
- Only where visual impact is negligible
- Encourage PV panels on commercial, farm buildings, village hall and school. Large scale only on very low grade agricultural land
- Energy from underground is good, but solar panels, etc look very ugly
- This has to be regulated strictly, some are unsightly. Some can also alter water courses, no wind farms or solar farms. Only on back of village hall
- Permit only solar panels/wind generators on roofs if visually very unobtrusive, otherwise conflicts with housing design criteria. Definitely no large scale renewable energy projects.
- Would threaten our AONB status
- These installations inevitably have major visual/environmental effects. Renewable energy schemes should be considered individually
- Where they are visible. They spoil the countryside views
- Provided it is sited sympathetically, renewable energy is essential for the UK's energy security
- It must be done sympathetically but it is the future of power generation and we cannot avoid it
- Too unsightly in an area of outstanding natural beauty
- We do not want more land taken up by building solar farms
- Existing properties should be encouraged with the growing issue of energy wastage. Larger developments will give nothing back to local community
- I would hate to see large scale renewable energy plants of any sort in our village. Individual solar panels on houses OK
- Not clear on what large scale means. Bad press on solar and wind farms
- Would ruin and area of AONB
- b ii) dependent on site
- Minimal impact on the countryside in this AONB
- I am unhappy with the use of wind turbines or roof fitted solar panels. I much prefer the use of solar farms in suitable locations
- A moderate level of visual pollution (eg solar farms) is a small local contribution to reduce national need for nuclear or dependence on oil
- A large scale project would have a big impact on this rural environment at a cost for the environment which is not clear
- Renewable energy should be restricted to individual dwellings if owner desires it.

- People should not be asked about a choice just between small scale (solar panels on roof) or larger scale (solar panel farms). They should have been asked about **Community** renewable energy schemes, earning money for the Parish.
- bi) on farm buildings and Village Hall. bii) remember the AoNB and the views. Can't think where they could be hidden away. Who can say what may be the need in the future.
- We are all responsible for energy generation and minimising energy use. The centralised production model and associated distribution network is now outdated
- These schemes are an eyesore and I am not convinced they are good value for money
- Most unsightly and big question mark over their true cost/effectiveness when not subsidised
- AoNB - spoil environment
- Large or small scale in the right place, not just anywhere
- Any development should promote renewable energy
- Yes we should allow because renewable energy is fundamentally a good thing. What about shared biomass boilers?? But look at things on a case by case basis.
- Every proposal could be conditional on some renewable energy source being included. Depends on where and what. Small developments with a shared energy supply should be encouraged - ground source heat pump / biomass boiler, etc
- It may be possible to find a suitable site within the parish for larger scale renewable energy generation and it would be great if BN was self-sustaining in electricity.
- Discreet panels OK, not large photovoltaic. Solar farms are an absolute blot on the landscape and represent unwanted development in the rural environment

Sept 14 Public Consultation - Business & Employment Comments

- The empty offices on Stevens walk show this kind of thing does not work
- Apprenticeships
- Better internet access
- Realistic rent /rates. Better internet access. Start up business units
- Use, promote offices, Stevens Walk, as empty for years
- The offices empty for years. Small business need to be encouraged
- They seem to be happening on a small scale on their own from peoples homes. Encourage extensions for small scale working. No large business units - we have sufficient and road network cannot cope with large trucks
- Small scale business opportunities with respect for traffic issues in small lanes
- Using unused farm buildings to be converted into business units

- Encourage and control use of brownfield sites. Those developed should consider impact of noise, traffic, etc, on neighbourhood
- Identify suitable sites and publicise
- Young people leave the villages because of no work. Affordable housing is then taken up by outsiders.
- We need to encourage our youngsters to live and work in our parish
- We already have a business park, shop, school, Hillbillies,. Only a small retirement/nursing homes might employ local people.
- Parish already has adequate industrial developments - Court Farm, Middlemarsh, Brockhampton road.
- There are no options to develop business and employment with parish...this has been proven by lack of take-up on schemes put forward so far and redundant spaces for business.
- As a small village I wouldn't like to see a large business park put here. It has caused problems in the past. Businesses have closed/moved on. Development with individual farms to diversify is good though.
- Because it's a big parish. Small scale high-tech industries that do not have a big environmental impact and can be "hidden".
- Definitely - without this extra housing will make BN a commuter/satellite village
- Small businesses in defunct farm buildings
- Better cell phone signals needed. Better broadband speed needed. Full time post office needed.
- Housing tied to village shop needed
- Small businesses in redundant buildings
- No more traditional business need as it adds to traffic problems but "at home" ventures could offer some work
- Local employment should be non-industrial and appropriate to rural and this AoNB village.
- By providing more affordable housing for the young to stay/work in the village
- Easing restriction of premise use and giving start ups a grace period. Having sufficient affordable homes for workers.
- Support continuation of rates reduction and fibre optic broadband asap. There are already a number of empty units in the parish, so new workshops probably not the answer
- But realistically there are plenty of empty units available Are there any proposals for live/work or studio/workshops or business premises?
- Provided this does not compromise the attractive rural environment

Sept 14 Public Consultation – Summary of Green Spaces comments

Green spaces – others suggested	Why important
<ul style="list-style-type: none"> • Site 12 – nature reserve • Duck pond • Prefer green space opposite shop as opposed to housing • We must protect as much of our natural environment as possible 	<p>The duck pond is a lovely place to take children</p> <p>We are a village not a bustling town</p> <p>Our natural environment is part of your heritage and should not be viewed as an asset to be cashed in; such as is the case of many identified sites in this process</p>
<ul style="list-style-type: none"> • Site 1 – not for building • Site 1 - Higher Still • Site 1 Plant trees and encourage as wildlife space, it is used to link to other half of village, e.g. church and pub 	<p>Wildlife – pond life - insects</p> <p>Pond life, wild life, insects (butterflies), flora</p> <p>To compensate for loss of wildlife where other sites are developed. Once built on it is lost forever. The increasing population of BN will need some green space</p>
<ul style="list-style-type: none"> • Site 1 • Not altogether • Not all of them • Mostly 	<p>Pond, existing wildlife and connected to public footpath system</p>
<ul style="list-style-type: none"> • What about the wildflower meadow at Lydden meadow? 	<p>We need to consider and protect all green space before allowing development. Wildflower meadows at Frogs Bottom and Davey Meadow are important for wildlife, but privately owned.</p>
<ul style="list-style-type: none"> • The important green spaces in BN are the woodland, open countryside and the Lydden’s wildlife corridor, with the bridleways and footpaths, which traverse the area, along with the fields, wooded areas and paddocks adjacent to housing 	<p>Because it is a rural AONB village</p>
<ul style="list-style-type: none"> • Village Pound and Hountwell Pump are not green spaces – they are historical sites.... both need to be protected/preserved. Small sets of fields behind Brookfield (summary of longer submission) 	
<ul style="list-style-type: none"> • Pub garden / caravan site 	<p>Protect for community events – fireworks, goose fair, fete, etc</p>

- Keep developments to brownfield. This maximises current greenspace, only encroach if vital to do so
- Pop Mallers Coppice
Historical woodland of nearly 15 acres beside lane into the village. Significant landscape value as well as importance for flora and fauna
- For what?
Not particularly. BN in geographical terms is such a strung out village it would be hard to know where the 'centre' is to focus on
- For what?
Cemetery and around church
- Apart from site 7

Sept 14 Public Consultation - Summary of Community Facility comments

Other facilities suggested	Why
<ul style="list-style-type: none"> • A secure indoor gym would be good 	Many of us elderly people use gym at Charlton Down, but it's a 17 mile round trip
<ul style="list-style-type: none"> • At least half of all homes should be affordable to own or rent 	
<ul style="list-style-type: none"> • A gym and a swimming pool 	We are too far from such facilities
<ul style="list-style-type: none"> • Covered bus shelter on B3143 where school children have to congregate. By/opposite Stevens walk 	Remove existing bus shelter and have better access entry to Parish Field
<ul style="list-style-type: none"> • If this plan is to encourage young families to sustain village life and the school, it is vital that facilities for young children are improved / provided, e.g. five days per week nursery care / pre-school 	
<ul style="list-style-type: none"> • More nursery provision for local toddlers 	To encourage more young families to move into the village
<ul style="list-style-type: none"> • Nursery provision 	
<ul style="list-style-type: none"> • Better bus service – more frequent. Part time doctor's surgery 	
<ul style="list-style-type: none"> • Recycling area 	
<ul style="list-style-type: none"> • A new bus shelter where the bus actually stops 	People waiting for the bus do so in all weather
<ul style="list-style-type: none"> • Country faire, music festival 	
<ul style="list-style-type: none"> • A residential home or sheltered accommodation would also create employment. A hairdresser would be 	

useful. Improved mobile telephone and broadband.

- A small nature reserve with wheelchair access
- An increase in population could increase pressure on the doctors' surgery. More buses would be good for people without cars
- Street lighting would be more beneficial and metalled road to business park diverting heavy machinery from our narrow lanes.
- Street lighting would benefit everyone
- Fitness centre or gym
- Yes – increase encouragement in tree plant/protection. Yes – reduction in street lighting/removal of existing
- Sheltered accommodation for local needs
- If shop has to close, long term plan + building available for community shop. A village green should be developed and maintained.
- Better cell phone signal
- Improve quality of life to have improved footpaths/pavements. Cycle paths for safe movement
- Return of Post Office. Bus service that enables people to work in Dorchester, Sherborne and Sturminster Newton
- In light of the Gaggle's precarious fortunes in the last year, maybe a clause can be put in the NP thatb protects the future of the pub, i.e. that change of use should not be allowed
- Community shop + community pub
- The cheap housing linked to the shop was a good idea – perhaps that can be sorted out (apparently there are complications)

Obvious reasons for safety at night for lighting and preserve homes from machinery which trembles from passing heavy machinery

Everyone needs to keep fit and other centres are far away

Light waste of energy and upkeep costs. Trees – we should be looking after our landscape and preserving the mature trees plus encouraging the next generation perhaps community woodland. Areas should be sought / considered.

Geographically BN is without a "heart/centre", this would provide a focus point – tennis court, seating around a quiet area, etc

To help emergency services and deliveries especially if village is to continue expanding

To protect us against predatory owners / developers

- Sheltered housing / semi-sheltered housing / care home

With an ageing population, particularly in Dorset, this is a need many communities might wish to provide for. Elderly people might wish to stay in the community but need increased support in order to do so.